

SOUTH HAMPTON HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

May 4, 2018

The Board of Directors meeting for the South Hampton Homeowners Association was called to order on May 4, 2018 at 9:00 a.m. President Dave Puckett welcomed all of the Board of Directors. Board members present were Susan Leinenweber, Don Matheson and Bill Long. Absent was Bud Fisher. Chris Millar and Lynn Edmonds were present from LITUS* To Let, the Association's property management company.

Minutes

The minutes for February 23, 2018, were approved via email by the board members. Lynn will post them to the South Hampton website, www.southhamptonpoa.com.

Financial Report

Bill Long discussed and went over all the financials which were sent to everyone from Bud Fisher.

Old Business

Building Report

Chris has met with the hotel regarding a bill from when a guest broke glass bottles in the pool. As to date the Hotel had not paid the bill for the cleanup. Bill motioned to contact the owner of the unit and have them pay the bill as it was a renter in their unit. Dave seconded the motion. Bill would like for Chris to get a copy of the security report for the owner along with the bill for the cleanup. Chris will contact the owner with the information. Motion passed.

Water Heater

Greg, with Four of a Kind, has been going through all units to get information off the water heaters. If a water heater is older than 10 years, the owner will be notified and asked to replace the water heater. There are many options the homeowner will need to decide when replacing the water heaters: boosters, valve replacement or any upgrades to the system.

New Business

Waterproofing

Chris discussed the RFP bid package outlining the waterproofing, materials, painting, decks, railings and under the building insulation and how they are to be used. Chris will receive 5 bid proposals and present them to the BOD. At that time, the Board will decide on three (3) to interview. The Board will choose a color for the building and it will be submitted to KPMA for approval.

Elevator Floors and Contract

Dave presented the Board with a sample of vinyl flooring. He would like to investigate the cost and installation for doing the floors in the elevators in vinyl flooring. The information will be presented at the next meeting.

Smoke Alarm/Fire Alarm

Don asked how the fire alarm for the building works. He had been asked by another owner. Lynn stated that when the smoke detector/pull station is activated, the alarm will go off on the floor that activated the system, plus the floor above and below. Occupants will hear a warning to evacuate the building along with a strobe light in their unit. In the event the whole building is activated, there will be an announcement in all units of a possible true fire. The announcement to evacuate, whether select floors or entire building, will be heard in the stairwells also.

Mural and Wall in Lobby

The Board approved to have three sides of the area in the middle of the lobby covered in stone block. The back side will still have the painted mural. A motion was made by Bill to use the excess stone in the alcove where the water fountain used to be. Susan seconded the motion, motion passed.

With no further business, a motion was made to adjourn.

Respectfully submitted,

Lynn Y. Edmonds, Acting Assistant Secretary

Meeting Dates-

Annual Meeting date:

May 5, 2018