

South Hampton Homeowners Association

Annual Members Meeting Minutes

May 5, 2018

The May 5, 2018 Annual Members Meeting of South Hampton Property Owners Association was called to order at 10:00 a.m. by President Dave Puckett. In attendance were board members Susan Leinenweber, Bill Long and Don Matheson. Absent was Bud Fisher. Bud sent the financial report to the Board in his absence. Doug Millar, Chris Millar and Lynn Edmonds of the Association's management company, LITUS* To Let, were present. Dave welcomed everyone to the meeting.

Certification of Proxies – Chris Millar verified that there was a quorum present (57 %+) and that the proof of the meeting notice is in the permanent files of the Association. He thanked all the owners who were present and the owners who sent in their proxies, which allows the Association to hold and conduct business.

Approval of Minutes - 2017 Annual Meeting – There was a motion from the floor that the minutes be accepted as issued. The motion was seconded and passed unanimously.

Tax Resolution – To be in complete compliance with Internal Revenue's requirements, Chris Millar read the required motion which allows the Association to avoid taxes on any excess monies by transferring these monies into the upcoming fiscal year. Upon a duly made motion and second, the motion passed unanimously.

Reports-

Financial Report: 2017 Year End Audit – The 2017 audit received an unqualified opinion, which means that there were no issues with the financial documents presented by LITUS* To Let. If any owners have questions about the audit, please send your questions in writing to the property manager. The Board let everyone know that Bud Fisher is watching the operating expenses and reserves. All documents are in order. Dave thanked Bud for all his work on watching and advising the Board on the finances. The audit will be posted on South Hampton's website, www.southhamptonpoa.com. Chris reported the HOA does not have any delinquencies at this time.

Insurance Information for the Membership (not discussed at the meeting)-If anyone needs an insurance declaration page they can contact Lynn, at LITUS* or Will Hanna at Coast Insurance Group at (843) 652-5500.

A reminder; all homeowners should have an HO6 policy to cover damages, contents and liability for their condo interior. All homeowners need to check the supply lines to the toilets, washers and the ice maker connections to their refrigerators. Damages from supply line leaks have caused several insurance claims, which affect the cost of the master insurance policies. Also, all AC lines and water heaters should be inspected every year.

Election of Directors-

Chris reported there are two (2) board positions open for two (2) year terms. The seats for Dave Puckett and Bill Long are up for election. All expiring BOD have volunteered to run for the board for another term. Homeowners Stephanie Baron, Lynn Leonti and Richard Watson have each submitted an application for the board. Chris opened the floor for nominations. There were no nominations from the floor. With the tally of ballots, Dave Puckett and Bill Long were elected to serve a two year term. Chris thanked the other candidates for their willingness to serve on the board.

New / Old Business and Member Comments-

Homeowner – Asked about the cost to have the lobby wall updated with stone tile. Dave stated approximately \$3,000. Currently several owner are assisting with updating the lobby.

Homeowner - At last year's meeting there was a report of a water spout coming inland and tearing back the roof on South Hampton; what was the repair and has it be completed. Chris stated that an insurance claim was made. The Association's deductible for a wind loss is \$50,000. The total loss was less than \$80,000. The wind peeled off around one-third of the roofing material. Everything was immediately repaired.

Homeowner - What pools are the owners allowed to use and what pools can renters use? An owner must have an owner ID card and they are allowed to use the two Kingston Plantation pools, plus the South Hampton pool. Please contact Randy DeVaux or Ursula at the Embassy to get your card and the information about the pools.

Homeowner - Owners should be aware of their guests. This owner does not rent but sees the damage the renters do to the units and building. She feels the owners who rent should pay for what their guest do to the building.

Homeowner -The Board has stated that they are preparing to waterproof and paint the building. Please state the procedure for this project. Chris stated that the Board hired an engineer to put together a RFP on the buildings waterproofing/painting work. The bid package will go out to 3-5 companies who will in turn return their proposal. After receiving the proposals, the Board will review and choose a company to do the work. A question was asked concerning the insulation under the garage; Chris stated there would be a bid cost for that repair. Question as to the decks and railings being painted; Chris stated that the railings would be separate and the decks are included. Chris told the owners the main issue with the decks and the coating is the patio furniture; people pushing and pulling the furniture tears up the balcony coatings.

Homeowner - Golf carts are allowed but not under the building? Golf carts are allowed to park under the building as long as they are properly tagged. This means one of the two gold stickers must be affixed to the windshield, current state registration and a current South Hampton owner's sticker. Golf carts must follow the KPMA rules. They may not be stored or charged in the parking garage area.

While on the subject of parking under the building, a question was asked as to the rules of parking. Dave stated that each unit received two numbered round gold stickers which have to be affixed to your window. Along with the gold sticker, a current KPMA South Hampton sticker must also be on the car. There are 144+ owners and only 14 parking spots. No unit should have two cars parked in the garage at one time.

Homeowner - Many owners discussed the contract with Four of a Kind and LITUS* To Let. Owners stated they are not happy with the cleanliness of the building or the number of cleaning staff. Chris stated that he was working with Four of A Kind and will have the building staffed and cleaned as needed.

Beach bins in the garage were scheduled to be cleaned in March. Lynn stated that she received many unhappy owner calls about the timing. She changed the date, with Board approval but many owners still could not get there. The new date to remove your items from the beach bins is May 15th. After that date, the staff will bag, tag and remove the items. When the cleaning is complete the items are returned to the bins.

A reminder for ALL owners to tell their contractors to sign in at the maintenance office in the building's lobby. Any homeowner having work performed in their unit must notify the building supervisor. He must be supplied with the contractor's information and the scope of work to be performed. Each owner is responsible for getting the contractor a key to their unit. It is not management's responsibility to give the key to a contractor. **Keys kept in the LITUS* offices are for emergencies and pest control only.** Another reminder, all homeowners are responsible for removal of items from their unit; i.e. mattress, furniture, water heaters, appliances, etc. A \$100 fee is charged to an owner every time the HOA has to have an item removed.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lynn Y. Edmonds, Acting Assistant Secretary

ORGANIZATIONAL BOARD MEETING

Immediately following the Annual Meeting the Board held an organizational meeting.

Board Positions – Dave Puckett as President; Don Matheson will be Vice-President; Susan Leinenweber will be Secretary; Bud Fisher will be the Treasurer. Bill Long will be a director and will serve as the representative for the Master Association.