

South Hampton Homeowner's Meeting Notes May 4, 2019

In attendance from our board was President Dave Puckett, Vice President Don Matheson, Secretary Susan Leinenweber, Director Hank Cigolle and Treasurer Bill Long. Chris Millar, Doug Millar and Lynn Edmonds from Litus To Let were in attendance with Four of a Kind Staff.

Chris Millar Litus to Let

- Chris opened the meeting and introduced Lynn from Litus and our board members
- 60% of the proxies were turned in
- Minutes from 2018 meeting was approved
- There were 3 open positions and 3 homeowners' who ran for the board
- Homeowners who ran for a board position were Don Matheson, Susan Leinenweber and Stephanie Baron
- Stephanie is our new board member
- 2020 there will be 2 positions up for re-election
- If there were more homeowners running for the board than positions open, Litus to Let counts the votes and 2 homeowners are asked to assist in the counting in the back of the room

Four of a Kind Maintenance Company

- Owner Mike Chaffin of Four of a Kind was present and introduced the South Hampton's staff
- Our building manager is Michael Preston Chaffin and will be taking over the business in a few years
- Mike Chaffin presented a slide show of what their company has done to clean and update the South Hampton
- When the South Hampton has large projects that are not included in the daily maintenance, Four of a Kind supplies the labor at no extra cost to the homeowners, Homeowners pay for the materials
- Wall repair from the Embassy carts are addressed daily
- Ceiling lobby tiles has been replaced and tracts have been painted
- Stairways have been cleaned and painted
- Four of a Kind will keep the curbs outside the building free of debris
- Equipment rooms, equipment and common area rooms and doors have been painted

- Hank Cigolle has managed Four of a Kind after Litus to Let was removed. He has taken on the projects that Four of a Kind has completed and worked directly with them

Replacing Pipes for Heat & Air

- The pipe project will take place from October 2019 – April 2020. The cost is approximately \$250,000.00 taken from the November 2018 meeting notes

Exterior Building Project

- Don Matheson presented information on the project
- The project will take place from October 2019 to April 2020
- Homeowners will be informed which towers will be affected and when
- Homeowner's will need to remove all furniture from the balconies when their tower is worked on
- The project will include the exterior paint, railings and balcony floors.
- The project will be noisy and will depend on weather

Garage Ceiling Project

- Has been finished

Pool Area

- Hank Cigolle took on the new pool furniture project
- It was discussed at the meeting if we could leave our pool open for people to sit and read by for the off-season. Doug Millar said the KPMA pool between the North and South Hampton will remain open all year and there is new pool furniture on order
- The bathrooms, pool and pool surface has been renovated and the circular wall has been removed

Dave Puckett Addressed the Homeowners

- If any homeowner has concerns about anything with the South Hampton and surrounding KPMA areas, they are to report them to the board so they can be addressed to Four of a Kind or the KPMA

Hot Water Tanks

- Litus is waiting to hear back from a few homeowners about the replacement of their hot water tanks. This needs to be addressed due to the damage they

cause to other homeowner's units when they break or leak. Homeowner's need to contact Lynn from Litus to Let with the date their hot water tank was installed [http://ledmonds@litustolet.com](mailto:ledmonds@litustolet.com)

Upcoming Board Meeting Dates

- August 16, 2019
- November 15, 2019