

# **SOUTH HAMPTON HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

February 23, 2018

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The Board of Directors meeting for the South Hampton Homeowners Association was called to order on February 23, 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 Bud Fisher. Chris Millar and Lynn Edmonds were present from LITUS\* To Let, the Association's property management company.

### **Owner's Communication**

New homeowners at 909 and 107 addressed the Board with their concerns of issues around the building. They presented the Board with a list of items they would like to see changed. Dave told them the Board will review their information.

### **Minutes**

The minutes for November 17, 2017 were approved via email by the board members. Lynn will post them to the South Hampton website, [www.southhamptonpoa.com](http://www.southhamptonpoa.com).

### **Financial Report**

Bud discussed and went over all the financials for the year to date for operating and reserve accounts. Budget is over due to increase in the flood insurance and repairs to areas in the building. Any account which is delinquent is being handled for collection. The Board discussed with Chris other avenues in which to make more money off their reserve fund. Chris will get information for the Board.

### **Old Business**

#### **Building Report**

Chris is meeting with the hotel regarding a bill from when a guest broke glass bottles in the pool. Chris said the hotel would be paying the cleanup bill.

#### **Water Heater**

In the last meeting Chris presented the Board with a proposal from Four Star Plumbing on the replacement cost of water heaters. The Board directed Four of a Kind to go through all units and 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**

#### **Elevator Contract**

Chris presented a proposal from Charter Elevators. When contract with ThyssenKrupp Elevators is up, Chris will compare the two companies.

#### **Lighting Fixtures**

The Association received a rebate from Santee Cooper for the installation of the LED lights/fixtures.

#### **Balcony/Decks**

Dave received a request from 604 and Lynn received a call from 1110 about their decks/balconies needing to be resealed/painted. Chris explained it is not just painting but a waterproofing which requires many stages to be completed. Chris will connect with a contractor about possibly doing these two decks. He also reminded the Board that the building is due to be waterproofed in 2019/2020. Dave asked Chris to make sure Procon was bidding the building.

#### Waterproofing

Chris discussed hiring an engineer to do a bid package outlining the waterproofing materials and how they are to be used. Don made a motion to get a price for an engineer to do the RFB on the waterproofing of the building. Susan seconded the motion. Dave, Don and Susan voted yes, Bud Fisher voted no. Chris will get the cost and information to the Board for review.

Lynn presented the Board with information and color pictures of the building to see if they want to change the look and color. Dave said they will choose a color before they schedule to waterproof.

#### Common Area Rugs

Lynn presented the Board with the cost of new Anderson Rugs for the lobbies and elevators. Dave gave Lynn some information on AlSCO. Their company will pick up and replace the rugs bi-weekly. Lynn will go over the information and let the Board know by email the comparison of either rent or own the rugs.

#### Parking Garage

Dave discussed the issue of falling insulation from under the building. The Board received a bid of \$19,000 to remove and replace the ceiling with a foam board. Chris stated he will try to get some information and a cost for the removal/replacement of the insulation. Dave said to remember to make sure all of the exposed pipes are wrapped and insulated. The Board will review having the ceiling scraped, pressure washed and seal the concrete.

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

Respectfully submitted,

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Lynn Y. Edmonds, Acting Assistant Secretary

#### **Meeting Dates-**

Board approved meeting dates:

May 4, 2018

Annual Meeting date:

May 5, 2018