

South Hampton Property Owners Association, Inc.

Special Meeting of the Board of Directors

Tuesday, September 7, 2021

Pursuant to call, the meeting of the Board of directors of the South Hampton Property Owners Association, Inc. was held on July 28, 2021, by Zoom Video Conference.

Call to Order: The meeting was called to order at 11:02AM on September 7, 2021.

1. Roll Call:

The meeting was a hybrid meeting (in Person and Zoon). Present at the meeting were: Tom Leonti, Robert Jones, Hank Cigolle. Jerry Noel and Chuck Campagna. Quorum was met.

2. Opening Comments:

- a. Tom Leonti would serve as Chairperson
- b. Jerry Noel would serve as Secretary.

3. Meeting Notice: Notice of a need for a Board Meeting was given on July 8, 2021, at Special Meeting of the Board of Directors – all Board Members were present at the Special Meeting.

4. Minutes from May 28, 2021: Hank Cigolle made a motion to approve the minutes from the May 28, 2021 Board Meeting. Robert Jones second the motion and all Board Members approved the motion.

5. Treasure Reports:

- a. Robert Jones reported progress working with the Bank, United Community Bank, to have a one-time loan modification; however, the Bank was requesting to review a draft of the letter going to delinquent accounts. Jerry Noel and Tom Leonti agreed to draft a letter for the Bank. The Letter and final arrangements are to be discussed with the Bank on September 9, 2021.
- b. Robert Jones advised that the 2020 CPA reports had not been completed to date and he would continue efforts to secure reports at the earliest possible date.
- c. Robert Jones and Tom Leonti had worked extensively to prepare a consolidated report of income and expenses to date. The report consolidated many of the line items on the reports from Litus to Let reports and provided a clearer picture of the operations of the Association.

- d. The revised income statements reflected insurance costs are running above budget. Hank Cigolle and Robert Jones offered to do a more extensive review of coverages and seek more competitive bids

6. Old Business:

- a. Building Addresses: New building addresses are now available and ready to be installed.
- b. Building Railings: It was noted that there were a number of complaints regarding the quality of the painting and repairs to the railings done by the General Contractor, Tribune Holdings LLC. It was agreed that the Board would send out a notice to all members to determine the scope of the problems and have the Contractor come back and do any and all necessary repairs prior to the expiration of the one-year warranty.
- c. Contracts: Hank Cigolle pointed out that we do not have a water management plan for treating water in the cooling tower. Hank agreed to work with contractor to develop a plan.
- d. Member Contact Information: It was noted that we have now received the email address of all members but one.
- e. Lawsuit Update: Tom Leonti reflected that the lawsuit has not been transferred from Clemmons Law Firm to Mullen Wylie to date. Tom agreed to secure more information for the Board.

7. New Business:

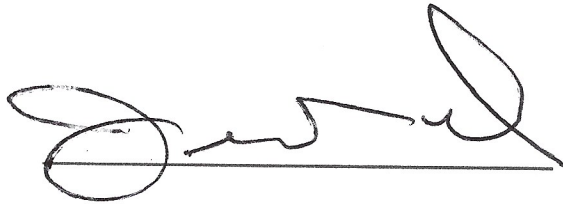
- a. High Rise Building Safety: Tom Leonti and Hank Cigolle attended a seminar on High Rise Building Safety. They both reflected they had learned a lot from attending. It was generally agreed that given the number of recent updates and improvements that the building should be in good condition. Likewise, it was noted the cost of a Phase One would be approximately \$10,000. The Board agreed to consider the need for a Phase One or an inspection and certification by Muhle Consulting.
- b. KPMA Update: KPMA is exploring options for high-speed internet that would result in lower cost and better service in 2022. Also, Embassy Suites, is in the process of updating rental units, pool and installing a Brew Master that should increase value to all owners.
- c. Architectural Standard Committee: It was noted that ASG Security Contract was recently renewed for 5 years. Also, new rules and regulations for golf carts were being prepared by the Golf Cart Committee.
- d. Management Company: Tom Leonti reflected that the letter of non-renew should go out this week to Litus to Let and Empress will be our new management company starting January 1, 2022.
- e. Homeowners Special Meeting: The Board will host a townhall meeting on Saturday, September 15, 2021, to provide an update on projects completed and planned.

8. Other Business:

- a. **Pool Violation:** It was noted that during an inspection several pool violations were noted. These include missing life ring, chemicals not in balance and logbook was not up to date. These violations are to be discussed with maintenance company to ensure recurrence does not happen.
- b. **New Homeowner Packets:** New homeowner packets have been prepared with correct information regarding Board Members and will be given to all new members.
- c. **Sanitation Drains:** It was noted at least two 5 ½" cast iron sanitary drains have existing leaks and need replacement and will be replaced at the earliest available date at the cost of approximately \$4,000 each.
- d. **Insurance:** Discussed was the need to conduct a building and flood insurance appraisal. Chuck Campagna volunteered to take the lead on this item.

9. Next Working Session: In preparation for Members Town Hall, all Board Members agreed to meet briefly on Saturday, September 11, 2021, at 11:00AM. In addition, the next scheduled regular meeting is November 5, 2021, at 2:00PM.

10. Adjourn: Upon a duly made motion by Hank Cigolle and second by Robert Jones, the meeting was adjourned at 1:10 pm.



Jerry Noel, Secretary

Tom Leonti, President