

South Hampton News

Spring 2022



Sunrise at the South Hampton

We hope everyone had a nice Christmas and New Year's. The winter started out with nice beach weather, but cooled down in January with some snow and ice and now it's time to enjoy the beautiful spring weather rolling in.

With the spring, comes the opening of our pool. The pool opened on April 1st and will remain open until November 1st. How nice to see the pool furniture around the pool again.



The board is excited to relaunch the South Hampton News and plan to send out quarterly. This will be a good way to communicate with the homeowners what is happening at the South Hampton and Kingston Plantation. The quarterly newsletter will be emailed to all homeowners. Please make sure Empress Management has your current email address and notify them with any email changes as this will be our primary method of communication in an effort to reduce mailing costs.

Your Board of Directors have been working hard on making changes and improvements for our homeowners. This newsletter will highlight some of the changes.



As communicated in our Town Hall Meeting on September 18, 2021, the board hired Empress Management as our new management company replacing Litus to Let. As with any management company change, the transition will have some bumps in the road. Some of the changes are setting up of the new payment methods for Homeowners. By now, this should be well on the way and everyone should have made all their monthly regular and special assessment payments through April. Empress website for homeowners is up and running. Each owner should have setup their login by now. You have access to view your account and setup payment methods.

(<https://empresgmt.cincwebaxis.com/>)

Empress will publish a who to call list for all homeowners to help direct us with specific needs.

South Hampton Pool is Open!

Pool rules are posted on a sign inside the pool gate. We will be working on updating these rules in the near future. A new addition to the pool coming in the next couple weeks is a key code entry system. Empress will send the code to all homeowners when installed. Each homeowner will need to share that code with their management company (if renting). This should deter hotel guests and non-South Hampton owners/guests from using our pool. The Margate has a lock and the Brighton is adding a lock as well.



Four Of A Kind's three year contract expired December 31, 2021. The Board signed a 1-year contract with FOAK and we are working with Michael Chaffin, owner of FOAK, to make changes and improvements to the services we receive. The changes are:

- Moving from an hours-based contract to a performance-based contract.
- There will be one full time building manager 5 days a week and an assistant manager 2 days a week from 7:30 am to 4:00 pm.
- A team of housekeepers will clean the entire building within a couple/ few hours.
- A certified pool team will clean, maintain, and manage the pool.
- There is an after-hours maintenance number posted in our lobby to be used for emergency maintenance needs after 4:00pm (843-839-1582).
- FOAK will have an additional team member at the SH to close the pool, garage bathrooms, empty trash, and clean the elevators each day during the months the pool is open (extended hours of operation).
- Our new building manager is Shawn Amos and his official start date was Monday, January 10, 2022. Our assistant building manager is Taylor McGrath. Both are excited to be at the South Hampton.



Shawn Amos

Taylor McGrath

2021 /22 Financial Corner



The focus in 2021 was to stabilize our financials by managing all expenses as tight as possible, strengthen our operating account, and start funding the reserve account again. We re-negotiated several contracts and put a hold on as much spending as possible. Even with all we could do to control spending, we still finished 2021 \$102,101 over budget, due to utilities, insurance, professional services and capital projects all coming in over the 2021 budget. On the positive side, we were able to start funding our reserve account in July 2021, after 16 months of non-funding. We finished the year with \$153,333 in our reserve account. Still a long way to go, but we're getting back on track!

In 2022 we are continuing to tightly manage all costs, negotiate contracts, and tightly schedule maintenance/repair projects. Through 2 months, we are on budget and continuing to fund our reserve account. We added \$53,333 to the reserve account.

2022 Through February			
Income			
Budgeted Income	\$250,625.72		
Expenses			
	Actual	Budget	Variance
Administrative	\$96,101.14	\$101,268.32	\$5,167.18
Repairs & Maint.	\$52,632.64	\$54,668.50	\$2,035.86
Utilities	\$31,939.25	\$23,044.93	(\$8,894.32)
Expenses	\$180,673.03	\$178,981.75	(\$1,691.28)
Reserve Contribution	\$53,333.34	\$53,333.34	\$0.00
Total Expense w/Reserve	\$234,006.37	\$232,315.09	\$1,691.28
Income vs Expense	\$16,619.35		

Improvements:

- Strengthened Operating account
- Re-funding Reserve Account
- Negotiated Insurance premiums
- Negotiated FOAK's Contract
- Cancelled 3 unused phone lines
- New Vending Machines
- Replacing Damaged Lobby Tiles
- Compactor Room Odor Resolved
- Replaced Men's Bathroom Door in Garage
- Removed AC drain hose on garage floor
- Added 2 Dog Waste Stations (no cost to POA)
- BOD Approves all Spending
- Reduced Maintenance Supply Spend



Capital Projects

We completed the critical HVAC riser project in May 2021. The cast iron sanitary pipe replacement project in the garage started in October 2021 and all critical pipes have been completed in March 2022. We will review the remaining pipes for replacement consideration as needed during the off seasons.

Baker Roofing completed an urgent roof repair last month that will help stabilize a damaged section of the roof.

Some of the upcoming larger projects that will need to be scheduled:

1. Fire alarm system controls are obsolete and starting to fail
2. Roof AC unit that controls hallways is nearing end of life
3. Elevator Lobby AC units on all floors will need to be replaced soon
4. Boiler

Rental Storage Rooms

Three storage rooms were available for rent at the beginning of this year. One room became available due to an owner selling her unit at the end of last year. The other two units belonged to the POA and were not being utilized, so they were cleaned out and offered for rent. We had eight owners interested in renting a storage room, so a random drawing was conducted for those owners who submitted an application. The top three owners selected were offered the rooms and the remaining owners names were put onto the waiting list. Currently all storage rooms are now rented. Our waiting list in up to six owners who are interested in renting a storage room in the future.

If you are interested in adding your name on the waiting list, please reach out to Michelle Taylor at Empress (michelle@empressmgt.com) and she will send you a copy of the new Storage Room Rental Program/ Agreement for your review, signature and submission. The 2022 annual rent is \$1,000.00 and to be eligible, the owner must be current on all assessment payments.



Annual Meeting

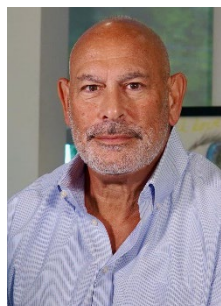
Our Annual Homeowners Meeting will be held on Saturday, May 14, 2022. This will be a hybrid meeting with in-person and Zoom. The Board will provide updates and we will conduct election of officers. There are 2 board member positions up for election this year. Keep an eye out for detailed information from Empress regarding this meeting and the election process.

Board of Directors



Tom Leonti
President

tomleonti@frontier.com



Chuck Campagna
Vice President



Jerry Noel
Secretary



Robert Jones
Treasurer



Hank Cigolle
Director

KPMA Quarterly Meeting Notes February 19, 2022

Safety and Security:

- Entrance changes for Bike Week - both lanes at guard house will be open for all residents and visitors.
- Residents are encouraged to use the gate at the roundabout.
- Increase in security patrols of parking lots 2022
- Homeowners aren't calling security with problems because they don't know the phone number – please share 843-497-3200

Golf carts:

- KPMA is limiting 2022 golf cart permits to a maximum of 255 owner golf carts and 35 vendor golf carts. Fees will increase to \$45. Safety and Security committee is going to visit other resorts to see how they handle golf carts and parking. Golf cart ad-hoc committee dissolved.

Each regime president/representative is notified of fire/police/medic calls for their regime. They can notify homeowners.

Treasurer/Audit reports: (only provide copies to board members)

- Revenue highlight - \$20,000 in decals in January
- Expenditure highlights:
 - Sink hole in Richmond Park parking lot
 - Fence repairs in Gloucester Point
 - Pole bridge
 - Laurel Court meeting room
 - Canterbury Court fountain
 - Concrete walkways/ramps
 - Security radios

KPMA Quarterly Meeting Notes Continued February 19, 2022

Update on Starwood contract discussion:

- Current contract is through 2023. 3% raise in 2022, 5% raise in 2023
- Starwood proposed a 5-year extension after 2023 with a 1% increase each year.

New Spectrum Ultra package being discussed
\$35/month/unit

Reserve Study

- Replace bulkheads around the lake
- Replace pumps in Pumphouse 3

Misc.

- Golfcart documents mailed
- Pet waste problem plantation wide. Suggest all regimes have their management companies make sure that waste is cleaned up so that mowing can take place.
- Barcode abuses have been occurring: example- additional barcodes purchased by homeowner and then distributed to contractors/realtors

Update on Embassy project:

- Supply chain issues – some exterior paint not available, some furniture stuck on ships
- Pools and structures should be taking shape by the May meeting
- Building should be done by beginning of June