

# South Hampton News

## Summer 2022



Summer is here and the busy season is in full swing.

I hope everyone is enjoying the nice weather at the beach. As many may know, the Embassy pool, splash park, and brew house construction has not been completed as originally expected. They are now estimating the pool to be open later this month.

Our new key code gate entry system has been installed and has made a big improvement towards restricting non-South Hampton guests from entering our pool area. The Embassy supplied us with a pool gate guard to help manage who enters our pool and to guide non-SH guests to the KPMA pool. The Embassy will continue staffing our pool gate until their pools officially open.

Our Annual Homeowners meeting was held on Saturday, May, 14. The meeting was a hybrid meeting with in-person at an Embassy conference room and by Zoom for those homeowners who could not attend. The hybrid meeting was a success and gives our homeowners options to join the meeting. We had a quorum for the meeting, which is needed to conduct the meeting and hold our annual elections of officers. Two member seats were up for election. Both members, Chuck Campagna and Jerry Noel ran again and one owner, Michael Merchadante, also ran. Chuck and Jerry were re-elected and we thank all three for their interest in being part of the SH Board.



We still have a few homeowners that have not yet signed up for the Empress website. Once you sign up and create your login, you will have access to view your account and setup payment methods. If you need assistance creating your login, please reach out to Michelle Taylor at Empress. Michelle can be contacted at [michelle@empressmgt.com](mailto:michelle@empressmgt.com) or 843- 443-4003.

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

### Owners Beach Storage Area

Each homeowner has a cage/ locker in the beach storage area off the parking garage. We increased our focus on keeping this area clean this past year. Recently, we have accumulated many beach chairs and other beach items on top of the lockers and on the floor. Most of the items on top of the cages appear to be old and unusable. We need all homeowners to make sure all items are stored in your cages and not on top of the cages or on the floor. Starting after Labor Day, any items left on top of the cages or on the floor will be considered abandoned and discarded.

We are having the same problem with bikes in the bike rack. Many are rusting away and inoperable. If you have a bike in the bike rack, please check on it and remove it if it's inoperable.

Thank you for helping keep our building clean.



We are working with FOAK to offer a bulk trash/waste pickup for homeowners.

We understand the challenges homeowners have when dealing with bulk trash removal when updating your condo. This has resulted in too much bulk items showing up by our dumpsters. When this happens, our FOAK team members have to find a way to break it down and or haul it away. This is causing our building staff to be diverted away from their regular duties and is causing additional costs to FOAK to bring in a truck to haul it away. We appreciate FOAK's support in helping us with this on-going challenge. In the future, the POA will be responsible to cover the costs for this service. To prevent this, we have worked with FOAK to provide a bulk haul away service for the homeowners.

Starting at the time of this newsletter release, FOAK will be offering a pickup service for homeowners who need to have bulk items hauled off site. This service will be scheduled directly between the homeowner and FOAK. The fee for this service is \$100.00 per pickup. To schedule a pickup, call John Shaughnessy at 631-466-0097.

Eligible items for this service are: bulk trash, house hold furniture (sofas, tables, dressers, beds, etc.), appliances, and bicycles. Construction debris is **NOT** included with this service. Homeowners need to keep in mind that contractors are not permitted to use our dumpsters and trash chutes. They are responsible to remove all trash and debris from the South Hampton and Kingston property.

The association does not allow homeowners to leave bulk items by the dumpsters or other areas in and under the building. The association has a \$300.00 fine per bulk item left in the building and will be enforced when the FOAK program is in place.

Please remember, homeowners are responsible for the actions of their contractors.

Our focus in 2022 remains to stabilize our financials by managing all expenses as tight as possible, strengthen our operating account, and ensure the reserve account is funded each month in alignment with our budget. At our mid-way point, we are under budget in Administrative, driven mostly by legal expenses. Although, we expect to spend more in legal expenses in the second half of the year. We are also under budget in Repairs & Maintenance, driven mostly by our renegotiated contract with FOAK and savings from Janitorial Supplies. We are over budget in utilities, driven by increased Water & Sewer costs. For the first half of the year, we finished ~\$10k below budget. The second half of the year will have some additional costs for Repairs & Maintenance and some critical equipment repairs.

We fully funded our reserves in the first half totaling \$160k. We drew \$26,473 out of our reserves this year for: Roof Repairs, Pool Umbrellas, and Pool Gate Keypad Lock.

2022 Through June			
Income			
Income	\$723,483	\$721,912	\$1,571
Expenses			
	Actual	Budget	Variance
Administrative	\$293,324	\$306,524	\$13,200
Repairs & Maint.	\$140,966	\$152,598	\$11,632
Utilities	\$103,152	\$87,362	(\$15,789)
<b>Expenses</b>	<b>\$537,443</b>	<b>\$546,486</b>	<b>\$9,043</b>
Reserve Contribution	\$160,000	\$160,000	\$0.00
<b>Total Expense w/Reserve</b>	<b>\$697,443</b>	<b>\$706,486</b>	<b>\$9,043</b>
<b>Income vs Expense</b>	<b>\$26,040</b>	<b>\$15,426</b>	<b>\$10,614</b>

Robert Jones and his wife Angela, decided to sell their condo in July. We will miss Robert and his financial background and expertise. Robert worked hard as our treasurer over the past 14 months. He helped us navigate through some difficult financial times and was instrumental in making improvements to our financials and the execution of the critical special assessment loan modification. THANK YOU, Robert!

The board called a special meeting to fill the open board spot. The Board appointed Michael Mercadante to the Treasurer's position and he will fill the remainder of Robert's term (May 2023). Michael has prior board and financial experience. Welcome Michael, we are looking forward to working with you.



## Capital / Improvement Projects

- The new pool gate lock was installed in April.
- We purchased 5 new umbrellas for our pool. The old umbrellas were no longer usable.
- Fire alarm system controls are obsolete and starting to fail. We ordered a new CPU and display for fire system. Installation will be in about 3 months due to delivery of parts.
- AC unit in our cooling tower pump room has died. We are replacing this 2-ton unit with a 3-ton unit. This unit is critical to control the temperature in the mechanical room to keep our mechanical and electrical components from over heating and shortening their life.
- Replaced chemical controller for cooling tower.
- Deep Cleaning of main and garage Lobby floor tiles and grout.
- Men’s garage bathroom door replaced
- Rear stairwell door hinge in garage lobby replaced.
- Bi-monthly roof inspection contract to identify needed repair opportunities quickly before further damage occurs.
- Currently working on revising the Rules and Regulations, followed by the bylaws and master deed.
- We will review our plan to continue the cast iron sanitary pipe project in our garage for this upcoming off-season.

## Hot Water Tanks

As a reminder, we have a hot water tank replacement program. It is required that each owner replaces their hot water tank when it reaches 10 years old. Since the inception of this program, the water damage in the building due to failing hot water tanks has decreased tremendously. Empress Management has taken over management of this program. If your hot water tank is 10 years old or older, or will be 10 years old this year, Empress will reach out to you. It is the owner’s responsibility to hire a plumber to change the hot water tank and to send Empress a copy of your invoice showing the hot water tank has been replaced. We want to thank all owners for your cooperation in this program and for understanding homeowner’s responsibilities to maintain the equipment in our condos to protect our investment and the investments of all owners in our building.

## HVAC Upkeep

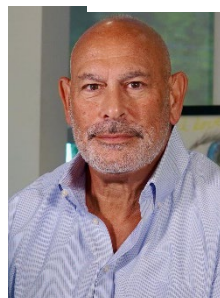
We continue to have too much water damage from HVAC unit’s condensate lines plugging and overflowing. When this happens, it not only causes damage in that unit, but often, the water travels down to units below and to the side, causing damage in multiple units. Our HVAC units need to be serviced at least once per year, twice per year is highly recommended. Owners on rental programs need to understand their maintenance contract. Most, if not all, **do not** include routine maintenance of the HVAC unit and condensate line. Most of our HVAC water problems this year have been units on rental programs.

## Board of Directors



Tom Leonti  
President

[tomleonti@frontier.com](mailto:tomleonti@frontier.com)



Chuck Campagna  
Vice President



Jerry Noel  
Secretary



Michael Mercadante  
Treasurer



Hank Cigolle  
Director

# KPMA Annual Meeting Notes

## May 21, 2022

### Financials:

- 2021 Annual Members' Meeting Minutes Approved
- 2021 audited financials completed and reviewed at meeting.
  - 2021 year-end financials:
    - \$827k Assets
    - \$327k Liabilities
    - \$455k Operating Fund Balance.
    - \$2.44M Reserve Fund Balance
- Election of delegates to the Board of Directors:
  - Hank Cigole – South Hampton Representative
  - Tom Leonti – South Hampton Alternate
- Homeowners aren't calling security with problems because they don't know the phone number – please share 843-497-3200

# KPMA Quarterly Board Meeting Notes

## May 21, 2022

- Whitey Watkins stepping down from KPMA Board President after serving for 12 years. He was the longest ever serving KPMA Board President. He will fill the new position of Chairman Emeritus.
- Sherry Love is the new KPMA Board President
- All owners/ guests are asked to call security if needed
  - 1,838 total incidents reported YTD through April
  - AGS Security Number: 843-497-3200

**See Something / Say Something**

# KPMA Quarterly Board Meeting Notes Continued

## February 19, 2022

- Starwood contract discussed; current contract is through 2023.
  - 3% increase in 2022
  - 5% increase in 2023
  - Starwood proposed a 5-year extension after 2023 with a 1% increase each year
- New Spectrum Community Ultra package approved by the KPMA Board
  - Combine cable and high-speed internet
  - All service remains with Spectrum
  - Kingston takes over all hardware with router & modem in each unit
  - Installation schedule for Q4 2022
  - New billing starts 1/1/2023
  - Watch for program details from KPMA
- Adhoc committee to review lighting needs throughout the plantation
- Starting new Reserve Study
- Golf carts cannot be offered as part of renting a condo
- Embassy pool deck complex discussed

Owners on Kingston rental program – full use  
Owners not renting – membership program  
Owners renting, not on Kingston program – no access

Last week EOS sent out an application letter describing the pool complex program.

Now scheduled to open mid/ late August

