

South Hampton News

Fall 2022



Beautiful Fall Sunrise

Fall is here and with it comes cooler temperatures, less crowded beaches, no waiting at restaurants, and less traffic on the roads.

As you all know, Hurricane Ian made its second landfall just south of Myrtle Beach on Friday, September 30th. Our building weathered the storm well, but we did have a few inches of water in our parking garage and our pool deck was under about a foot of water. The water came in from the ocean as the storm surge breached the dunes and pushed water onto our property and the adjoining Embassy loading dock/ driveway. We had some damage to the lattice on the ground level of the oceanside of the building and some damage to a roof top air conditioner power line and disconnect switch. The pool took on a large amount of sand and debris that needs to be cleaned out. To clean it properly and return it to a safe condition, the pool will need to be drained, clean out all debris on the pool floor, acid clean and refill. The pool and pool deck will remain closed until the clean-up is fully completed (week of 10/10) and the pool water chemicals are all within safe levels.

This summer has brought a rash of water leaks throughout our building, causing repairs for homeowners and the POA. Please see the articles related to managing our property better to reduce water leaks in the future.

Annual Fall Town Hall Meeting October 29th.



This is a reminder for 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 or 843- 443-4003.

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



FOAK is 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 Michael at 631-579-8500.

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.

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



2022 Financial Corner

Our focus in 2022 remains to strengthen our financials by managing all expenses as tight as possible, build our operating account, and ensure the reserve account is funded each month in alignment with our budget. Through 8 months, we are under budget in Administrative, driven mostly by legal expenses. We expect to spend more in legal expenses in the fourth quarter of the year. We are also under budget in Repairs & Maintenance, driven mostly by our renegotiated contract with FOAK, savings from Janitorial Supplies and Maintenance Repairs. We are over budget in utilities, driven by increased Water & Sewer costs.

Through 8 months our total spending is ~\$5k below budget.

We continue to fully fund our reserves YTD totaling \$213k. We drew \$34,373 out of our reserves this year for: Roof Repairs, Pool Umbrellas, Pool Gate Keypad Lock, AC unit for cooling tower pump room.

2022 Through August			
Income			
Income	\$960,721	\$958,216	\$2,505
Expenses			
	Actual	Budget	Variance
Administrative	\$388,584	\$406,133	\$17,549
Repairs & Maint.	\$196,954	\$202,820	\$5,866
Utilities	\$158,920	\$140,551	(\$18,369)
Expenses	\$744,459	\$749,505	\$5,046
Reserve Contribution	\$213,333	\$213,333	\$0.00
Total Expense w/Reserve	\$957,792	\$962,838	\$5,046
Income vs Expense	\$2,929	(\$4,622)	\$7,551

August 31st Account Balances: *Operating Acct: \$57,034, Reserve Acct: \$365,869*, Insurance Escrow: \$53,265, Special Assessment Reserve: \$58,268.

We are starting our budget review for 2023 and are reviewing our capital spend needs over the next 5 years.

We have a lot of aging equipment that will need repair and/ or replacing in the next couple/ few years. Areas being reviewed are: cooling tower pumps, boiler, fire pump, domestic water pumps, roof, fire system, hallway and roof AC units, lobby walls and ceiling, flooring throughout building, hallway lighting, elevators, swimming pool mechanicals and pool deck, front drive entrance, and main electrical supply system.

Owners Beach Storage Area

The beach storage area has been cleaned up and all items left outside of the cages have been removed. Getting this done before Hurricane Ian help to assure we didn't have further damage from flying objects.

We still have several bikes in the cage area that 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. Any inoperable bikes not claimed by November 15, 2022 will be considered to be abandoned and will be discarded. If you have a bike in the bike rack and do not want it discarded, please reach out to Shawn Amos at 843-457-5471.

Thank you for helping keep our building clean.



Capital / Improvement Projects

- Fire system controls are obsolete and starting to fail. We ordered a new CPU and display for fire system. Installation is scheduled for end of October.
- AC unit in our cooling tower pump room has been replaced.
- Bi-monthly roof inspection found ~30 small holes/ cuts in the roof. All were repaired prior to Hurricane Ian. The roof repairs held up well through the Hurricane.
- We will review our plan to continue the cast iron sanitary pipe project in our garage for this off-season.

Governing Documents

- Revised Rules and Regulations are in final review and approval.
- We will start to review and update the bylaws and master deed.

Hot Water Tanks

As a reminder, we have a hot water tank replacement policy. It is required that each owner replaces their hot water tank when it reaches 10 years old. 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. **This month when Lanes Pest Control conducts their interior treatments, FOAK will enter all units to record actual ages of all hot water tanks.**

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.

Annual Town Hall Meeting

Our Annual Town Hall Meeting will be held on Saturday, October 29, 2022 at 10am in the Embassy Somerset Room. This will be a hybrid meeting with in-person and Zoom. The Board will provide updates and entertain questions and comments.

HVAC Preventive Maintenance

This summer has once again brought multiple HVAC condensate drain blockages and water damage to multiple units.

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 including damage to POA common areas. 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 preventive maintenance** of the HVAC unit and condensate line. Most of our HVAC water problems this year have been units on rental programs.

We are working with a local HVAC company to provide semi-annual HVAC preventive maintenance cleaning and servicing. This service will be available to all owners at a reduced price, providing we have more than 20 units on the program. We are strongly recommending all owners sign-up for this program as it will go a long way in reducing the HVAC water leaks and damage in your unit, your neighbors' units, and the POA common areas.

Empress will send out a notice to all owners to sign-up for this service in January 2023.

Some Homeowners are planning a homeowner Fall Weekend Get-together the weekend of the Town Hall Meeting.

Friday 10/28/2022 7:00pm Lobby Blind Wine Tasting

Saturday 10/29/2022 3:00pm Lobby Chili Halloween

Sunday 10/30/2022 11:00am Lobby Brunch at the Beach

You can find more detailed information regarding the homeowners Get-together weekend at

<https://southhamptonkingstonplantation.com/south-hampton-homeowners-page/>

*****Please RSVP if you are attending so we can get a count*****

440-668-1515 or tomlynn1@frontier.com

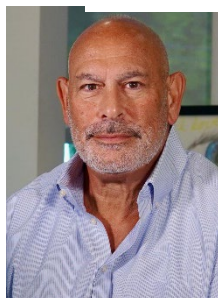
Thank you to all homeowners who donate and/or contribute to the get-togethers. All the costs for food, drinks, tableware, supplies and decorations are donated by homeowners.

Board of Directors



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tomleonti@frontier.com



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Maintenance

- Sign-up for semi-annual HVAC preventive maintenance. This will keep your HVAC units running efficiently and will greatly reduce the chance of your condensate line plugging and causing water damage in your unit, your neighbors' unit(s) and POA common areas.
- Replace your hot water tank when it reaches 10 years old. An old tank that ruptures will cause major water damage to your unit, your neighbors' unit(s), and POA common areas.
- Replace your ice maker and dishwasher water lines with a braided stainless line with a built-in flow preventer.
- Replace your toilet fill lines with a braided stainless line with metal connection nuts on both sides.
- Install WIFI Thermostats for realtime settings and alerts.
- Do not turn off AC unit or set too high to save \$\$.
AC needs be running to control humidity.



EASTMAN 6-ft 3/8-in Compression Inlet x 3/8-in Compression Outlet Braided Stainless Steel **Dishwasher Connector**.
Lowe's \$25.98

With a built-in auto shutoff valve!!!



EASTMAN 10-ft 1/4-in Compression Inlet x 1/4-in Compression Outlet Braided Stainless Steel **Ice Maker Connector**. Lowe's \$20.98

With a built-in auto shutoff valve!!!



Eastman 48085 Flexible **Toilet Connector**, Stainless Steel Braided Hose with Ballcock nuts, 7/8-inch B/C x 1/2-inch FIP Inlet, 16-Inch Length. Amazon \$8.50

This has a metal nut on the tank side, not a plastic nut!!!

Water leaks this year from HVAC units, hot water tanks, ice maker lines, and toilet lines has resulted in more than \$100,000 in damages to homeowners' units and POA common areas.

Please do your part and ensure you are protecting your investment, your neighbors' investment, and the POA's Expenses.

KPMA Board Meeting Notes

August 20, 2022

Financials:

- May 21, 2022 Meeting Minutes Approved
- July 31, 2022 Financials:
 - \$906k Total Assets
 - \$431,292k Total Liabilities
 - \$425k Operating Fund Balance
 - \$2.33M Reserve Fund Balance
- Architectural Standard Committee – no report
- Security Committee
 - 580 parking citations YTD.
 - Storage rooms and electrical rooms are being left unlocked throughout the plantation. Associations need to keep all these doors locked.
 - Some owners are running extension cords from their condo to the parking lots to charge their golf carts / cars. This is a violation.
 - Discussed the possibility of installing EV charging stations within the plantation. A committee will be formed to review and submit suggestions.
 - On-going problem with guests entering plantation using barcode lane Vs. the security check-in lane. Committee will review better/improved signage.
 - Plantation Security 843-497-3200.
- Seth Smith nominated to executive committee.
- Exterior decorative lights need to be removed from building exterior by September 15th. \$200 fines will be issued if not removed.
- Spectrum high speed internet installation throughout the plantation will start in October.
- Embassy pool deck ready to open.
- Black Drum to open October.
- Pool will be open and heated year-round.
- Splash Park will close during winter.
- Black Drum will be open to the public.

