

# South Hampton News

Spring 2023



Spring is here and with it has come some nice weather, life guards, beach chairs and umbrellas.

A big thanks to everyone who attended our Annual Homeowners Meeting in the conference room at the Embassy and on-line Zoom. We had a nice turnout and it's always nice to see and talk with everyone.

There was a meeting with KPMA and Starwood to discuss the poor condition of the landscaping around our building as well as a couple trip hazards on the sidewalk beside our building and the driveway to our garage. The meeting went well and we'll be working with them on an execution plan. Some new plants have started to show up in the front of our building.

Our pool gate code was changed on May 15<sup>th</sup> and everyone should have received the new code from Empress Management. The KPMA installed new showers at our ocean access wash off area. They also just completed installing a new 6" drain pipe and pumps to eliminate the flooding between the Embassy loading docks and our pool area. The water will be pumped up the parking lot where it will then drain to the lake. Along with this came a new sidewalk from Queensway Blvd. down to the sidewalk along side our building. New sod and landscaping will be going in along the sidewalk and along our main driveway access to the front lobby.



## Annual Homeowners Meeting

Our Annual Homeowners Meeting was held on May 6<sup>th</sup>. We had a good turnout with 31 owners representing 22 units in person and 25 owners representing 20 units on the Zoom call.

We held elections for Board Members at this meeting. This year there were 3 Board Member terms expiring; Gerald Baron, Tom Leonti, and Michael Mercadante. All three ran for the Board and we had one write-in candidate; Tammy Ryan. The three incumbent Board Members were re-elected for a two-year term.

Thank you all who ran and are interested in volunteering to serve on the South Hampton Board.

On May 17<sup>th</sup> the Board Members conducted an election of officers and your 2023 officers are:

Tom Leonti – President

Chuck Campagna – Vice President

Jerry Noel – Secretary

Michael Mercadante – Treasurer

Gerald Baron – Director



## Engineer's Building Report

Recommended improvements from the engineer:

- Continue roof inspection/ repair program and plan for replacement.
- Improve the front lobby driveway and ramp from the driveway to the lobby.
- Investigate a dryer vent maintenance program.
- Engineer to develop an approved scope of work for all contractors replacing owners sliding door.



## 2023 Financial Corner

Year-to-Date through April our income is right on budget and expenses are \$40k under budget. For the year we are \$40k over our Admin expense budget driven mostly by Insurance at \$51k over budget and Legal & Professional Services at \$11k under budget. We are \$4k under our Repairs & Maintenance budget driven by Janitorial Supplies and Fire Alarm Maintenance. We are also \$17k under our Utilities budget driven by Water/Sewer and fuel. We also had a reversal of \$59k in Water Damage Expenses through an insurance claim.

We continue to fully fund our reserves YTD with deposits totaling \$140k. We drew \$23,247 out of our reserves this YTD for: more cast-iron drain pipe replacements and balcony deck materials for repairs. We continue to oversee and manage all expenses as well as negotiating all contracts.

2023 April YTD			
Income			
Income	\$534,510	\$533,212	\$1,298
Expenses			
	Actual	Budget	Variance
Administrative	\$286,671	\$246,628	(\$40,043)
Repairs & Maintenance	\$86,636	\$90,774	\$4,138
Utilities	\$44,322	\$61,714	\$17,392
Insurance Claim	(\$58,992)	\$0	\$58,992
Expenses	\$358,637	\$399,116	\$40,479
Reserve Contribution	\$140,000	\$140,000	\$0.00
Total Expense w/Reserve	\$498,637	\$539,116	\$40,479
Net Income	\$35,873	(\$5,904)	\$41,777

### April 30<sup>th</sup> Account Balances:

*Operating Acct: \$211,439 – Is funded by our monthly regular assessment (dues), storage room income, and other income. \$83,872 was used to pay an insurance premium and will be paid back with the insurance special assessment collections.*

*Operating Reserve Acct: \$444,889 – Is funded by our monthly contribution of \$35,000 from the Operating Acct.*

*\$121,000 was used to pay the insurance down payment and will be paid back with the insurance special assessment collections.*

*Special Assessment Acct: \$74,735 – Is funded from owners' monthly payments for the 2019/2020 building project.*

*This pays our monthly payment towards our loan. The balance due on our loan is \$363,212 with a maturity date of February 2026.*

*Insurance Escrow Acct: \$2,638. This will grow with the collections from the insurance special assessment collections.*

## Capital / Improvement Projects

- We replaced more cast iron pipes this winter and have 2 more small sections to do.
- Roof inspections and repairs continue on a 6 times per year schedule. This is a program to secure the integrity of our good section of roof as best as possible and to stabilize our compromised section of roof.
- The new louvers are installed around the ocean side of our building and will be painted soon.
- Repairs to the cooling tower included a new main electrical disconnect for the tower fans, a new pressure reducing valve to control water loss to the tower, and reinsulated the new water feed lines to the tower.
- The exterior building work on the two units on the 16<sup>th</sup> floor are near completion. One unit was completed last week and the other will be completed within a couple weeks.
- Revised Rules and Regulations have gone through multiple iterations and the final is being submitted to the county for filing.
- We are interviewing commercial designers to help with the interior design of our building.

## Hot Water Tank Reminder

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 program has greatly reduced the number of hot water tank leaks and water damage in the building.

# HVAC Preventive Maintenance Program

Our Voluntary HVAC preventive maintenance program with Cooper Mechanical Services kicked off in April. We have 20 owners currently signed up for the program.

This is a good opportunity for owners to sign-up for a bi-annual servicing of your HVAC unit(s). Once on the program, owners don't need to worry about scheduling service. Cooper will come out twice a year, once before the heavy cooling season and once after. Cooper will bill the HOA directly for all owners on the program and each owner will then see a workorder reimbursement on their account to pay in 30 days. The cost for the HVAC service is \$70 per HVAC unit per trip or \$140 per HVAC unit per year. Keep in mind, some condos have more than one HVAC unit. There will be an additional \$15 per invoice admin charge for Empress to manage the scheduling and all the individual billing.

The service includes; overall system operation check, cleaning of coils and drain, and new filters.

This is a no worry convenient way to ensure your HVAC unit is properly serviced twice a year. 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 HOA common areas.

To sign up for this service please contact Michelle Taylor at Empress. Michelle can be contacted at [michelle@empressmtg.com](mailto:michelle@empressmtg.com) or 843- 443-4003.

# KPMA Board Meeting Notes May 20, 2022

- Embassy pools and Black Drum are open
- New near ocean golf cart parking
  - Between Brighton and the splash park
  - Across from the Embassy near the lake
  - Across the street from the South Hampton next to our cooling tower mechanical building
- Installing a sidewalk between the Embassy and South Hampton leading from the parking lot to the sidewalk outside our building
- The wooden boardwalk ramp next to our pool is being replaced due to deterioration
- Each Association in the Kingston Plantation has a Delegate and an Alternate on the KPMA Board of Directors. Representing the South Hampton is:

Tom Leonti – Delegate

Chuck Campagna – Alternate

Kingston Security is here to help if needed

If you see something, say something

Plantation Security 843-497-3200

## Board of Directors



Tom Leonti  
President

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



Chuck Campagna  
Vice President



Jerry Noel  
Secretary



Michael Mercadante  
Treasurer



Gerald Baron  
Director