

South Hampton News

Summer 2023



2023 Annual Homeowners Meeting

Our Annual Homeowners Meeting was held on May 6th. We had another great 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 Members 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 17th 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

Rules and Regulations

Our revised Rules and Regulations are completed and have gone through legal review and are filed with the county. We reduced the Rules and Regulation from 17 pages to 8 pages. We worked to simplify the R&R as well as taking out redundancy and contradictions. We also removed some of the R&R that were solely based on KPMA's own R&R.

You can review the revised Rules and Regulations on the Empress website under Community Info > Documents > Rules and Regulations



We hope everyone is enjoying their summer and having a good time at the beach. Myrtle Beach has had some hot days and stormy nights. Some of the lightning shows have been remarkable.

The Salute from the Shore took place on July 4th at 1:00 pm starting from Cherry Grove and down the beach to Pawleys Island. The beach flyover included three F-16s fighter jets and a C-17 cargo plane. At dark we had a spectacular 4th of July firework show on the beach. The fireworks were visible from Cherry Grove to Downtown Myrtle Beach. Many South Hampton owners and guests were on the beach to celebrate and watch the fireworks.

The new side walk on the Embassy side of our building is complete and with it came all new landscaping on our side of the Embassy truck driveway from the road to the Embassy crossover walking bridge. This is a huge improvement. We also worked with KPMA to improve and expand our landscaping around the South Hampton sign. All this new landscaping has really improved the look as you approach our building. We are continuing to work with the KPMA on other landscaping concerns around our building and parking lot.

The building has been full of owners, guests and tenants as expected during this time of the year. We have our usual busy season challenges and a bit higher than normal maintenance repairs.

One of our challenges is the number of Guests and Tenants bringing dogs to the South Hampton. We are working on a plan to better manage this. Please see the Pet Program article in this issue.

2023 Financial Corner



Year-to-Date through June our income is \$143,064 over budget due to our Insurance Special Assessment. Operating expenses are \$53k over budget due primarily to our Insurance. For the year we are \$70k over our Admin expense budget driven mostly by Insurance at \$81k over budget and Legal & Professional Services at \$13k under budget. We are \$22k over our Repairs & Maintenance budget driven by General Maintenance, Elevator Maintenance, and Cooling Tower Maintenance. We are \$20k under our Utilities budget driven by Water/Sewer and fuel.

We continue to fully fund our reserves YTD with deposits totaling \$210k. We drew \$63,851 out of our reserves this YTD for: cast-iron drain pipe replacements, balcony deck materials & repairs, fire system controller, and colling tower electrical.

We continue to oversee and manage all expenses as well as negotiating all contracts.

2023 June YTD			
Income			
Income	\$940,186	\$796,568	\$143,617
Expenses			
	Actual	Budget	Variance
Administrative	\$438,426	\$367,876	(\$70,550)
Repairs & Maintenance	\$154,368	\$132,308	(\$22,060)
Utilities	\$72,098	\$92,578	\$20,480
Insurance Claim	(\$18,789)	\$0	\$18,789
Expenses	\$646,104	\$592,763	(\$53,341)
Reserve Contribution	\$210,000	\$210,000	\$0.00
Total Expense w/Reserve	\$856,104	\$802,578	(\$53,526)
Net Income	\$84,082	(\$6,194)	\$90,276

June 30th Account Balances:

Operating Acct: \$134,485 – 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: \$474,582 – 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: \$71,841 – 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 \$342,864 with a maturity date of February 2026.

Insurance Escrow Acct: \$60,268. This will grow with the collections from the insurance special assessment collections.

2023 Maintenance and Capital Improvement Projects



Maintenance Repairs

- Replaced frozen water lines in garage and cooling tower
- Repaired wiring in pool pump room
- Multiple elevator failures
- Cooling tower fill and shut-off valve
- Main lobby sliding door repair
- Cooling tower closed loop system pressure repair
- Repainted first 4 floors of both stairwells
- Repaired several common area doors
- Replaced exhaust fan in pool pump room
- Removed bad wall paper around elevators in main lobby and painted
- Lattice on ocean side of building replaced with wooden louvers

Upcoming Capital Projects

- 10-ton HVAC roof unit will be replaced in late August
- Our roof will be replaced in late August (we saved \$9,600 in crane costs by combining the roof top HVAC work with the roofing project)
- New compactor room doors installed mid-August
- 3 common area 1987 HVAC units died and will need to be replaced as soon as can be scheduled
- We will complete the balcony floor punch list September/October
- We are interviewing commercial designers to help with the interior design of our building

Pet Program

Our Master Deed states: "Owners shall be permitted to keep common household pets, including but not limited to, dogs and cats, within their Unit subject to the rules, regulations and policies adopted by the HOA. At no time and under no circumstances will renters or guests be allowed to maintain or harbor pets in any unit or within any common area."

All owners are permitted up to 2 pets within their unit. All pets must be registered with Empress to receive a unique pet tag. A \$25.00 per pet registration fee will apply. Any pet owner without a pet tag on their pet will be given an opportunity to register their pet. If the pet does not qualify for registration, the pet will have to be removed from the property and the Unit owner will also be notified. See pet registration form at the end of this newsletter.

To register your pet, please contact Michelle Taylor at Empress. Michelle can be contacted at michelle@empressmgt.com or 843- 443-4003.

HVAC Preventive Maintenance Program

Our Voluntary HVAC preventive maintenance program with Cooper Mechanical Services kicked off in April. We are now up to 26 owners currently signed up for the program.

We are still seeing AC condensate lines plugging and causing water damage in multiple owners units and HOA common areas. The AC units backing up this summer appeared to not be on any regular service program based on the condition of filters and coils when observed.

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@empressmgt.com or 843- 443-4003.

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.

We received a couple inquiries regarding tankless water heaters. Our building and each unit were not designed to handle the load of electric tankless water heaters.

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

Current Status:

2022 - 12 tanks due to be replaced and 5 remain past due. These owners need to replace their tanks immediately.

2023 – 6 tanks due to be replaced and all have been done. Thank you for your prompt action

Dryer Vent Cleaning Program

Dryer vent cleaning has been a topic of discussion for some time. The dryer vents are the homeowner's responsibility for servicing/ maintaining and cleaning. Without routine cleaning, blockages could occur from birds entering through the outside vent and bringing in sticks, leaves and other items as well as lint from the dryer. A blockage in the dryer vent could lead to moisture building up in the vent and causing the vent to rot through leading to water damage in the soffit and/or to a potential fire.

The Association is looking into a voluntary dryer vent preventive maintenance program, much like the HVAC voluntary program. We are researching options that would include frequency of cleaning and costs. Stay tuned for more information.



Preventive Maintenance

- Sign-up for the voluntary semi-annual HVAC preventive maintenance.
- Replace your hot water tank when it reaches 10 years old.
- 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 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!!!



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

With a built-in auto shutoff valve!!!



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

With a built-in auto shutoff valve!!!



Water leaks last 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.

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.



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.

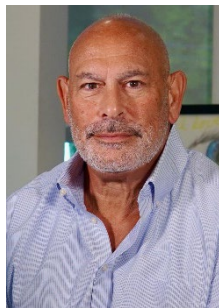
Michelle can be contacted at michelle@empressmgt.com or 843- 443-4003.

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

Board of Directors



Tom Leonti
President
tomleonti@frontier.com



Chuck Campagna
Vice President



Jerry Noel
Secretary



Michael Mercadante
Treasurer



Gerald Baron
Director

South Hampton
Pet Registration Form

South Hampton allows **homeowners only** to keep household pets within their unit. Each unit is limited to a maximum of (2) two household pets. Each registered pet will be issued a pet tag that must be on the pet at all times. A pet registration fee will be billed to the Owner's account.

Pet registration fees: \$25.00 per pet

Pets at the South Hampton must be:

- a. Inoculated according to law.
- b. Leashed and/ or carried in all building common elements.

Owner's Name: _____ Unit #: _____ Phone #: _____

Address: _____

Pet #1:

Type: _____ Breed: _____ Weight: _____ Name: _____

Inoculation Information: _____

Pet #2:

Type: _____ Breed: _____ Weight: _____ Name: _____

Inoculation Information: _____

Homeowners are responsible and liable for the actions of their pets. Homeowners must clean-up after their pets inside and outside the building. There are 2 pet waste stations outside the South Hampton located at the South and Northwest sides of the building

Guests/ Tenants are not permitted to bring pets of any kind within the South Hampton property.

I have read the Master Deed, Bylaws and Rules & Regulations for the South Hampton POA, and understand the sections pertaining to pets. I agree to abide by the Pet Rules set forth by the Board of Directors.

Owner's Signature: _____ Date: _____

Assigned Pet ID #1 _____ ID #2 _____

Approved by Name: _____ Signature: _____