

South Hampton News

Spring 2024



South Hampton 2024 Annual Owners Meeting

Our 2024 Annual Members Meeting will be held on Saturday, May 18th at 1:30 pm in the Embassy Somerset Room. We moved the meeting back one week to avoid having our meeting on Mother's Day weekend. We will again hold the meeting in person and via Zoom. A Zoom link will be emailed out to all owners about one week prior to the meeting.

Each owner should have received their proxy. The primary purpose of the meeting is to allow membership to elect Directors of the Association and to transact other business. We have 2 Director terms expiring this year, Chuck Campagna and Suzanne Nichols. All terms are a 2-year term.

All owners should have received the official notice of meeting. Included in this mailing will be your proxy. It is important that each owner, whether you plan to attend the meeting or not, return your proxy. The meeting cannot be held if we do not establish a quorum of more than fifty percent (50%) of membership. The proxies can be mailed or emailed back to First Service Residential. The due date to have your proxies returned is May 17, 2024.

There will be a homeowners beach bash on May 18th at 6:00 pm in the South Hampton Lobby. Information can be found in the elevators and on Lynn's website at: <https://southhamptonkingstonplantation.com/south-hampton-homeowners-page/>



South Hampton POA

2024 Annual
Homeowners Meeting
MAY 18, 2024

*Welcome All
Homeowners!*

We made it through the 2023 storm season in good shape and did not have any storm damage! 🙌

The KPMA made good progress with removing the red stones from our parking lot island beds and replacing them with brown mulch. It's a nice improvement. They still have a couple beds to do and we are working with them to get these done. Concrete replacement to some sidewalk sections and the underbuilding garage entrance were completed the end of February at no cost to the South Hampton.

The new roof is installed and came in on budget. Also, during the roof project, we replaced our 10-ton rooftop HVAC unit and the lighting rod system. These projects also came in on budget. I was on site during the entire process to oversee and project manage. This saved the association the cost of having a third party manage the project for us.

Our cooling tower electrical has been replaced and brought up to code compliance. We were able to save a few thousand dollars by changing contractors. We also learned one of our fan motors on the cooling tower has a bad bearing and the motor will be replaced the week of May 12th depending on weather. This will be a capital expense and paid out of our reserve fund.

Our new driveway is close to completion and looking good.

A letter was sent to all homeowners regarding the Boards decision to change management companies. Please see the article regarding this.

Some owners may have noticed the wallpaper removal and painting of the walls in our lobby. This is being done due to the bad condition of the wallpaper. Our cost for this project is for materials only.



2023 Financial Corner

Year-to-Date through February our income is \$336k, \$1.8k over budget. Total operating expenses were \$185k plus \$72k reserve contribution totaling \$257k in expenses. Through February our net income is positive \$63k compared to the budget. Our positive \$63k was due mostly to our previous management company not paying \$32k in three bills in February (\$27k KPMA, \$1.1k Dominion Energy, and \$3.9k Water and Sewer) and under allocating our insurance expense by \$14k for January and February. The three bills and under allocation will be corrected in March and April. We are also \$10k under budget with maintenance and repairs.

We continue to fully fund our reserves YTD with deposits totaling \$72.1k. Through February we drew \$325k out of our reserves for: roof, roof lightning rod system, rooftop HVAC unit and deposit for cooling tower fan motor and 2 common area HVAC units. Q2 withdrawals from reserves will be for concrete repairs to rear elevator lobby, compactor room and garage floors around these two areas, driveway outside of main lobby, and final payments for roof.

2024 February YTD			
Income			
Income	\$336,069	\$334,266	\$1,803
Expenses			
	Actual	Budget	Variance
Administrative	\$138,133	\$183,263	\$45,130
Repairs & Maintenance	\$32,875	\$42,660	\$9,785
Utilities	\$14,229	\$20,586	\$6,357
Insurance Claim	\$247	\$0	(\$247)
Expenses	\$185,484	\$246,509	\$61,025

December 31st Account Balances:

Operating Acct: \$24,489 – This is the account we use to pay our monthly expenses (non-capital expenses)

Operating Reserve Acct: 320,263 – We owe this account \$197,146. This was borrowed to help pay our insurance premium

Insurance Escrow Acct: \$106,429. Is funded by our monthly contribution for insurance expense and is used to pay insurance premiums loan and to pay back our Reserve Acct.

Special Assessment Acct: \$65,186 – Is funded from owners' monthly special assessment payments for the 2019/2020 building project.

This along with the owners' monthly payments pays our



Management Company Change

By now all owners should be registered on the First Service website and have your payment method selected. All owners should access the new resident portal at <https://southhamptonpoa.connectresident.com> to review your balance and make any appropriate payments if applicable. If you have any questions about your balance, please use the contact management form within the Help section of the resident portal, or email at residentservices.sc@fsresidential.com or call 800-870-0010.

On the South Hampton portal, you will be able to see:

South Hampton

- Calendar of Events
- Governing Documents
- Rules and Regulations
- Property Certificate of Insurance
- Flood Certificate of Insurance
- 2024 Budget
- KPMA Governing Documents
- KPMA Rules and Regulations



Dryer Vent Cleaning Program

Dryer Vent Wizard was on-site April 10th to clean all the dryer vents on floors 1 – 8. They came back on April 22nd to finish any remaining units they did not get to on the 10th.

Floors 9 – 16 will be cleaned in spring of 2025.

This company will enter each unit, turn on the dryer and clean the vent line from the balcony to the dryer. They will be using commercial grade dryer vent brushes that will thoroughly clean the dryer vent line. They will note any issues discovered with the dryer vent system and offer further repairs at an additional cost if needed.

Please note it is normal to see lint coming out of the vent for 1-2 dryer cycles after the cleaning. Dryer Vent Wizard guarantees their work for 60 days after the cleaning.

Also, please make sure your dryer has a lint filter to keep items, other than lint, from getting into the vent line.

This program is paid for at no additional cost to the homeowners. It is paid out of the annual regular assessment.



HVAC Preventive Maintenance Program

Our Voluntary HVAC preventive maintenance program is in place again for this year. We changed to Mechanical System Technology (MST). MST took over our building HVAC repairs last year and have done a nice job. We are now up to 45 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 last 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. MST will come out twice a year, once before the heavy cooling season and once after. MST 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 \$75 per HVAC unit per trip or \$150 per HVAC unit per year. Keep in mind, some condos have more than one HVAC unit. There will **not** be an additional admin charge from First Service Residential.

The service includes; overall system operation check, cleaning of coils and condensate 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.

Owners on rental programs should be aware that your rental management company may not be servicing your HVAC unit(s) at all or may only change the filter. Some only react when there is a problem, and may end up not be a proper repair. If they are servicing them, you should verify if they or their contractor is a licensed HVAC company.

**To sign up for this service please contact
First Service Residential at 800-870-0010**

2024 Maintenance and Capital Improvement Projects

Completed Projects

- Repaint garage walls around the elevator lobby, trash area, and restroom wall
- Replaced 2 concrete sidewalk sections outside the garage stairwell exit door
- Pool deck recoated
- Pool gate electronic lock has been repaired and the gate now opens from the left side closer to the keypad
- Repair compactor room floor, garage elevator lobby floor, and the floors in the garage around these areas
- Removed all front lobby wallpaper and painted walls
- Rebuilt fire pump
- KPMA replaced driveway apron into under building parking and a couple sidewalk sections next to our building

To Be Completed in May

- Replace a couple broken tiles around the pool
- Repair garage elevator lobby floor
- Stairwell Illumination striping to meet new code requirements – rear stairwell
- Replace cooling tower fan motor
- Repair gas leak to boiler in cooling tower mechanical room
- Front entrance driveway redone with pavers – eliminated the non-compliant ramp and all curbs under the building – removing safety concerns

Future

- Repair and improve back elevator lobby
- 2 common area 1987 HVAC units will be replaced
- Remodel main lobby

Under-Building Parking

All owners should be familiar with the round gold decal provided by the association that has been the permit to park under the building. Since the KPMA annual issued decals have the associations name on the decal, we will use the KPMA decal with the South Hampton name on it to also serve as the permit to park under the building.

We will no longer issue the round gold decals. This will be one less decal on your windshield.

KPMA security, when walking our under-building parking garage, will be checking for the KPMA decal with the South Hampton name on the decal.



Pet Program Reminder

Thank you to all the owners who have already registered your pets. Those that haven't registered yet need to do so to help reduce FOAK's burden in asking if the pet is registered.

All owners are permitted up to 2 pets within their unit. All pets must be registered with our management company to receive a unique pet tag by May 31, 2024. A one-time \$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

If you are on a rental program, be sure to inform your rental management company, as tenants and guests are not permitted to have pets in the South Hampton. Owners are responsible for their Guests and Tenants.

Hot Water Tank Reminder

It's that time of the year to check your hot water tank.

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, our management company will reach out to you. It is the owner's responsibility to hire a plumber to change the hot water tank and to send our management company 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 unit wiring was 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.

Trash Dumpsters

The HOA has 4 dumpsters that are exclusively used for the trash chute compactor. We have 1 dumpster for homeowners, guests and tenants to dispose of larger items that do not fit in the trash chutes.

Furniture (including patio furniture), appliances, kitchen cabinets, sinks, toilets and other construction debris cannot be put in the dumpster or left on the ground in the dumpster area. **Contractors are not permitted to use our dumpsters and trash chutes. Contractors are responsible to remove all trash and debris from the South Hampton and Kingston property.**

Homeowners needing to dispose of these larger bulk items need to take them to the local dump or call our maintenance company, Four Of A Kind, who is offering a pickup service for homeowners. 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 Aaron at 843-465-1277.

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.

We have seen a **big** improvement in the reduction of large items left in the dumpster area. We want to thank all the owners who are helping us keep this area free of large items and are utilizing the bulk services of FOAK.

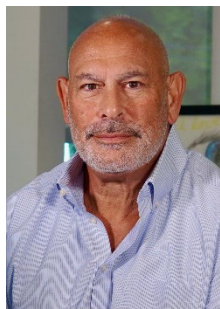
We will continue to monitor this area and need all owners and their contractors to abide by this policy. Fines will be applied to violators. Remember, the owner is responsible for contractors working in their units.

Board of Directors

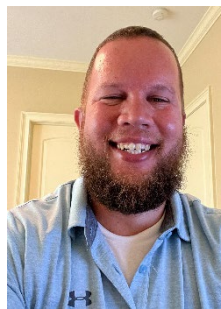


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