

South Hampton News

Summer 2024



I hope everyone is having a good summer! The busy season is starting wind down as Labor Day weekend is fast approaching. All is going well in our building. Tropical Storm Debby past through bringing some high winds and a lot of rain. No damage to our property to report.

The July 4th fireworks on the beach were spectacular as usual. The view in front of the South Hampton looking North and South provided an unending view of some high-quality fireworks from the Myrtle Beach Travel Park to Sands Ocean Club. Fireworks could be seen as far North as Cherry Grove and south past downtown Myrtle Beach. The show lasted a few hours.

The new paver driveway is complete. We raised the driveway to eliminate the sidewalk curbs and the ramp in front of the sliding door to improve safety. Many owners have commented on how nice it looks and what an improvement by removing the ramp and curbs. It's much easier to navigate carts in and out of the building.

We had another good turnout at our Annual Homeowners Meeting in May. The meeting was held in person and via Zoom. Election of officers was held at the meeting. There were two positions open for election; Suzanne Nichols and Chuck Campagna. Both Suzanne and Chuck were re-elected. The Board held an executive meeting to nominate the officers for 2024. The officers for 2024 are: President – Tom Leonti, Vice President – Chuck Campagna, Secretary – Michael Mercadante, Treasurer – Suzanne Nichols, Director – Gerald Baron.

There were a couple topics that seemed to be of interest to homeowners; parking in our underbuilding garage and the pet program. The Board has decided to make some changes to the current rules and have also decided to implement a fine structure for some of the rules. Please see the Parking, Pet Program, and furniture dumping articles to review the changes.



Rule Changes

call Aaron at 843-465-1277

Dumping Furniture

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.

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.

The POA does not have means to dispose of these large items. When these large items are left in the garage or elsewhere in the building, the POA is now burdened to pay FOAK to haul them away which is unfair to all owners.

Any abandoned furniture will be hauled away at the owner's expense and the owner will also be fined \$300.00. Abandoned furniture also includes furniture left in the POA common areas without written Board approval. We are noticing owners are leaving furniture pieces in our main lobbies, elevator lobbies, and beach cage area. Please do not do this.

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.

Owners are responsible for their contractors. Any contractors violating our bulk trash rules will result in the owner being charged for haul away and the \$300.00 fine.

Rule Changes

Pet Program

South Hampton allows homeowners only to have household pets within their unit and the South Hampton common areas per our Master Deed.

Please read the Rules and Regulations for Pets.

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. Pet tags are for OWNERS ONLY and are not transferable to other family members, guests or tenants.

An Owner is the person's name that is on the county deed. A one-time \$25.00 per pet registration fee will apply. If the pet does not qualify for registration, the pet will have to be removed from the property.

All pet owners are responsible for and liable for the actions of their pets.

Guests/ Tenants are not permitted to bring pets of any kind within the South Hampton per our Master Deed.

If you are on a rental program, be sure to inform your rental management company that tenants and guests are not permitted to have pets in the South Hampton.

Owners are responsible for their Guests and Tenants.

Violations to the pet policy will result in a \$100.00 daily fine to the unit owner commencing the day after being notified of the violation.

The homeowner is responsible for their guests and tenants.



Dryer Vent Cleaning Program

Dryer Vent Wizard completed the dryer vent cleaning in units on floors 1 thru 8 this past spring. Floors 9 thru 16 will be done in spring 2025. This cleaning is being paid for out of the POA maintenance budget. Our plan is to continue this rotation each year so that each owner will have their dryer vents cleaned every other year. Clean dryer vents reduce the risk of fires, reduce the risks of dryer vents rusting and leaking, and should help the performance of the dryer.

Rule Changes

Underbuilding Parking

The Board listened to owners concerns with our underbuilding parking and the concern of not having a parking decal. The changes below will go into effect November 1, 2024.

There will be ONE unique parking placard issued to each condo unit. The placard is for OWNERS ONLY and are not transferable to other family members, guests or tenants. An Owner is the person's name that is on the county deed.

The placard must be visible from the windshield of the vehicle when parked in the garage. Due to limited parking spaces, an owner is permitted to park only one vehicle in the garage at a time while the owner is occupying their condo unit. Owners must move their vehicle to outside parking if they leave the property overnight for any length of time.

Placards must be picked up by the owner at the maintenance office after November 1st. The owner will receive their placard after reviewing and signing the acknowledgement of the parking rules.

Violations to the parking rules will result in a \$100.00 daily fine to the unit owner commencing the day after being notified of the violation.

Hot Water Tank Reminder

As a reminder, we have a hot water tank replacement policy. It is required that each owner replace 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.

All owners needing to replace their tanks this year should have already replaced them or should be in the process of replacing them before the end of the year. Owners needing to replace their tanks in 2025 will be notified by the management company early 2025. The Board is looking into working with a plumbing company willing to give our owners a discount. We will inform owners who this company is when we have an agreement in place.

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



2024 Financial Corner

Year-to-Date through July our income is \$1.16k, \$3.6k below budget. Total operating expenses were \$824k plus the \$252k reserve contribution totaling \$1.08k in expenses. Through July our net income is positive \$80k compared to the budget. Our positive \$80k was due mostly from our insurance expense accrual, legal & profession services, general maintenance, and accrual for balcony door curbs. We are expecting to spend a little more in the 4th quarter on these items.

We continue to fully fund our reserves YTD with deposits totaling \$252k. Through July we drew \$444k out of our reserves for: roof, roof lightning rod system, rooftop HVAC unit, cooling tower fan motor, concrete repairs to garage lobby and compactor floors, and the new paver driveway.

2024 July YTD			
Income			
Income	\$1,156,550	\$1,160,181	(\$3,631)
Expenses			
	Actual	Budget	Variance
Administrative	\$572,602	\$636,276	\$63,674
Repairs & Maintenance	\$134,024	\$156,709	\$22,685
Pool Expense	\$5,212	\$3,708	(\$1,504)
Utilities	\$112,631	\$115,777	\$3,146
Expenses	\$824,469	\$912,470	\$88,001
Reserve Contribution	\$252,350	\$252,350	\$0
Total Expense w/Reserve	\$1,076,819	\$1,164,820	\$88,001
Net Income	\$79,731	(\$4,639)	\$84,370

July 31st Account Balances:

Operating Acct: \$140k – Used to pay our monthly expenses (non-capital expenses)

Operating Reserve Acct: \$134k –Used for capital expenses like building improvements. We owe this account \$484k for insurance and special assessment loans. \$335k will be repaid by year-end, with the remainder to be paid back in 2025. Borrowing from this account saves on finance charges. We have a strict repayment process to ensure it's always paid back and funded for future projects.

Insurance Escrow Acct: \$14k – Is funded by our monthly contribution for insurance expense and is used to pay insurance premiums, insurance loan, and to pay back the Reserve Acct.

Special Assessment Acct: \$7k – Is funded from owners' monthly special assessment payments for the 2019/2020 building project.

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 – all at KPMA expense
- New paver driveway under front canopy – eliminated the non-compliant ramp and all curbs under the building – removing safety concerns
- Repair garage elevator lobby floor
- Replace cooling tower fan motor
- Repair gas leak to boiler in cooling tower mechanical room
- Stairwell Illumination striping to meet new code requirements – rear stairwell

To Be Completed in 3rd Quarter

- Remodel garage elevator lobby
- Replace broken tiles around the pool

Future

- 2 common area 1987 HVAC units will be replaced
- Remodel main lobby and owners' lounge



HVAC Preventive Maintenance Program

Our Voluntary HVAC preventive maintenance program is in place again for this year. We are now up to 49 owners currently signed up for the program.

We are still seeing AC condensate lines plugging and causing water damage in multiple owners' units and POA 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**

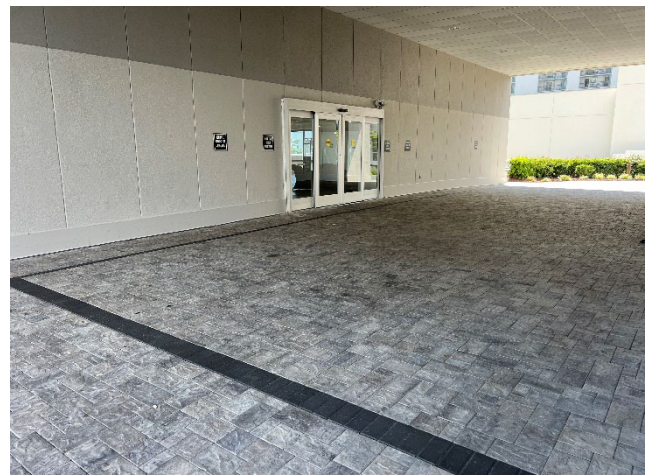
2024 Annual Town Hall Meeting

Our Annual Homeowners Town Hall Meeting will be held on October 26th at 10:00 am. Location and Zoom link will be set out at a later date.

Meeting Draft Agenda:

1. Current Financials & Account Balances
2. Reserve Funds and Capital Projects
3. Maintenance and Repairs
4. Architectural Modification Application
5. Insurance Update
6. Owners HO6 Policies
7. Rule Changes
8. Avoiding Water and Humidity Damage
9. FSR Update
10. 2025 Draft Budget
11. Questions & Answers

New Driveway

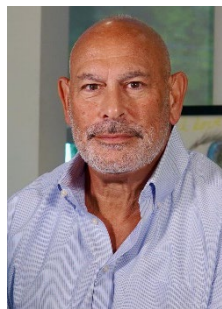


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