

South Hampton News

Fall 2024



This is a late fall newsletter and it feels like winter at the beach with low temps below freezing on some morning.

2024 had a very active storm season with eleven hurricanes. Five of the hurricanes were major with categories of 3, 4 or 5. Hurricanes Helene and Milton caused the most damage. Myrtle Beach was spared from the damage, but Florida, Georgia, Western North and South Carolina experienced extensive devastation. Some homeowners in the South Hampton have residences in these areas and our thoughts and prayers go out to all that have been affected by these storms.

Please make sure you read the underbuilding parking and pet rules that we have been communicated for the past few months. These rules are being enforced. It is also important for you to read and understand the Architectural Review process as it relates to construction and remodeling of individual condo units. The Architectural Review Form and Contractor Form was emailed to all owners and will also be sent via USPS. There is a copy of the Architectural Review process at the end of this newsletter and you can find the forms on the First Service Residential Portal.

Also of note is the new process for owners who are planning to change their balcony sliding doors. There is a detailed engineering specification for door installers to follow. Each door installer is required to sign the installation specifications and contractor form. They must be approved by the Architectural Review Committee prior to any work being done. The Board has already vetted Carolina Glass of Myrtle Beach as one company that meets all the engineering installation specifications. A balcony sliding door document was emailed to all owners and will also be sent via USPS.

Underbuilding Parking

Our New Parking Rules Are Now in Effect

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.

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.





2024 Financial Corner

Year-to-Date through October our income is \$1.7M, \$851 over budget. Total operating expenses were \$1.2M plus the \$361k reserve contribution totaling \$1.6M in expenses. Through October our net income is positive \$94k compared to the budget. Our positive \$94k 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 361k. Through October we drew \$460k out of our reserves for: roof/lightning rod system/rooftop HVAC unit, new paver driveway, cooling tower motor, concrete repairs, garage lobby, signs, code compliant stairwell illumination.

2024 October YTD			
Income			
Income	\$1,652,681	\$1,651,830	\$851
Expenses			
	Actual	Budget	Variance
Administrative	\$819,652	\$902,519	\$82,867
Repairs & Maintenance	\$201,014	\$223,238	\$22,224
Pool Expense	\$7,090	\$5,562	(\$1,528)
Utilities	\$170,721	\$164,651	(\$6,070)
Expenses	\$1,198,477	\$1,295,970	\$97,493
Reserve Contribution	\$360,500	\$360,500	\$0
Total Expense w/Reserve	\$1,558,977	\$1,656,470	\$97,493
Net Income	\$93,704	(\$4,640)	\$98,344

October 31st Account Balances:

Operating Acct: \$130k – Used to pay our monthly expenses (non-capital expenses)

Operating Reserve Acct: \$448k –Used for capital expenses like building improvements. We owe this account \$93k for special assessment loans. This is planned to be paid back by the end of 2024. 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: \$33k – 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.

2024 Maintenance and Capital Improvement Projects

Completed Projects

- Repainted 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 and signage to meet new code requirements – both stairwells
- Replaced broken tiles around pool
- Repaired the knee wall around the pool deck
- Remodeled garage elevator lobby

Future Projects

- New building signage
- Domestic water pump replacement
- Domestic water shut-off valves replaced for each stack
- Main lobby remodel with larger homeowners' lounge
- 2 common area HVAC replacements
- 2 cooling tower motor rebuilds

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.

2024 Annual Town Hall Meeting

Our Annual Homeowners Town Hall Meeting was held on October 26th. We had over 40 owners join in-person and on-line.

The meeting was very productive as we shared a lot of information and answered a lot of questions

Thanks to all who joined the meeting

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 in 2024 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 has contacted First Choice Plumbing, our building contractor, for a discount. They will offer a discount to all owners. You can reach them at 843-353-4923. When calling, mention the South Hampton and ask for the discount.

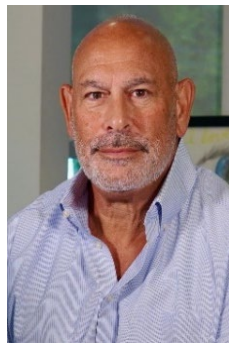
This program has greatly reduced the number of hot water tank leaks and water damage in the building.

Board of Directors



Tom Leonti
President

tomleonti@frontier.com



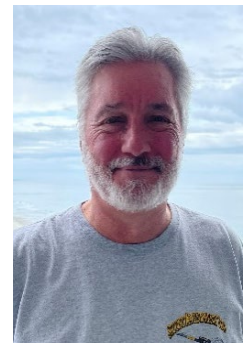
Chuck Campagna
Vice President



Michael Mercadante
Secretary



Suzanne Nichols
Treasurer



Gerald Baron
Director



South Hampton Architectural Review Committee – ARC

The South Hampton Board announced at the town hall meeting, held on October 26, 2024, that we will be kicking off the ARC, November 1, 2024. The South Hampton architectural review process was abandoned some number of years ago. Our building is one of very few buildings that does not have this procedure in place. The obvious reasons to reintroduce the ARC is to protect both the safety, integrity and value of all of our investments. Any construction project will require approval of the ARC to ensure it does not:

1. Affect the buildings structural integrity
2. Negatively impact common utilities
3. Violate the; Master Deed, Bylaws, and /or Rules & Regulations
4. Use unlicensed or uninsured contractors
5. Proceed without any necessary permits

The members of the ARC are board members; Tom Leonti and Gerald Baron along with Michael Chaffin, president of Four of a Kind, our building service provider.

The requirements for our ARC are attached. There are two forms that will need to filled out and submitted to FSR. The forms are: Architectural Modification Form, and Contractor Rules

We would ask that immediately you please complete the forms attached for any construction/remodeling work, including for any projects already in process. We understand that it could be burdensome to apply all these requirements to current projects but we do want to ensure basic requirements such as licenses, insurance and permits are met.

First Service Residential has a \$45.00 application fee. This fee includes, but is not limited to, compiling, verifying, handling, transferring, uploading, responding, etc., between the homeowner, board and ARC committee. The fee will automatically be added to the homeowner's account.

We also understand that there will certainly be questions as we implement this process and encourage any of you with questions to reach out to either Tom @ 330-888-3256 or Gerald @ 704-607-7891.

You should also be aware of the changes to the construction/remodeling working times.

The changes are:

No construction/remodeling work from Memorial Day through Labor Day

Light repairs and maintenance will be permitted between Memorial Day and Labor Day, but must be approved through the Architectural Review Committee using the Architectural Modification Application Form

Emergency work will be permitted, but the Management Company and the Board must be notified

Homeowners are responsible for the actions and work performed by the contractor while on the South Hampton property working for the Homeowner.