

# South Hampton News

## Winter 2024/2025



### Myrtle Beach had a rare 3" – 4" snow fall in January

A few noteworthy items:

- Our underbuilding parking rules with the new South Hampton placards have been in place since November. All owners must have the new placard visible in the windshield. Please see our building maintenance manager, Gary Brott, to pick up your placard the next time you are at the South Hampton.
- The new Architectural Review process has been launched. The committee is helping owners with this new process.
- We have a balcony sliding door replacement process that must be followed by all owners and contractors when installing new balcony sliding doors.
- The main lobby renovation has started. The demo is done and build out is under way. The project is estimated to take about 12 weeks. We have contracted Jill Heaton Interiors as our Designer for the project. We are estimating completion to be in April.
- Our Annual Homeowners Meeting is May 17th at 1:30 pm at the Embassy Suites Conference Center. The room location and Zoom video conference information will be sent out closer to the date.
- The KPMA has been busy removing all the red stones in our landscape beds around our building and replacing them with mulch. It looks great and is a welcomed improvement!

### Lobby Renovation

The lobby renovation is underway. Below are a few of the key features of the new space:

- Homeowners secure lounge of about 850 square feet with a key code access for owners only.
- Opened up space around the elevators by removing some partition walls.
- A new luggage cart corral just beyond the elevators going to the 1st floor corridor.
- A new larger and secure mail and package room.
- A larger bathroom upgraded to be ADA compliant.
- New flooring, ceiling, lighting, etc.
- Contracted Jill Heaton Interiors as our designer.



### Dryer Vent Cleaning Program



Dryer Vent Wizard completed the dryer vent cleaning in units on floors 1 thru 8 in spring of 2024. Floors 9 thru 16 will be done in spring 2025. This cleaning is being paid for out of the POA maintenance budget. A notification will go out to owners when we have a firm week in April for the upper floors. 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 December our income is \$1.983M, \$3k over budget. Total operating expenses were \$1.431M plus the \$433k reserve contribution totaling \$1.864M in expenses. Through December our net income is positive \$119k compared to the budget. Our positive \$119k was due mostly from our insurance expense accrual and legal & profession services.

We continue to fully fund our reserves YTD with deposits totaling 433k. Through December we drew \$496k out of our reserves for: roofing, roof lightning rod system, rooftop HVAC unit, new paver driveway, cooling tower motor, concrete repairs, garage elevator lobby, signs, code compliant stairwell illumination, and domestic water pump system deposit.

2024 December YTD			
Income			
Income	\$1,982,782	\$1,979,595	\$3,187
Expenses			
	Actual	Budget	Variance
Administrative	\$985,093	\$1,079,669	\$94,576
Repairs & Maintenance	\$249,218	\$263,881	\$14,663
Pool Expense	\$7,852	\$6,180	(\$1,672)
Utilities	\$188,895	\$185,265	(\$3,630)
Expenses	\$1,431,058	\$1,534,995	\$103,937
Reserve Contribution	\$432,600	\$432,600	\$0
Total Expense w/Reserve	\$1,863,658	\$1,967,595	\$103,937
Net Income	\$119,124	\$12,000	\$107,124

### December 31st Account Balances:

*Operating Acct: \$46k – Used to pay our monthly expenses (non-capital expenses)*

*Operating Reserve Acct: \$271k –Used for capital expenses like building improvements. We owe this account \$320k for insurance premiums. We borrowed from our reserves to avoid a commercial loan and finance charges. This is planned to be paid back to the reserve account by the end of July 2025. We have a strict repayment process to ensure it's always paid back and funded for future projects.*

*Insurance Escrow Acct: \$428 – Is funded by our monthly contribution for insurance expense and is used to pay insurance premiums, and to pay back the Reserve Acct.*

# 2024 Maintenance and Capital Improvement Projects

## Completed Larger Projects

- Pool deck recoated and pool gate electronic lock repaired and changed to a left-hand swing for ease of operating the keypad. Repaired the knee wall around the pool deck.
- Repaired concrete floor in the compactor room, garage elevator lobby, and the garage around these areas.
- KPMA replaced driveway apron into our underbuilding parking garage 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.
- Replaced cooling tower fan motor.
- Stairwell Illumination striping and signage to meet new code requirements – both stairwells.
- Remodeled garage elevator lobby.
- Added luggage cart corral in garage.

## 2025 Projects

- New building signage
- Domestic water pump replacement
- Main lobby remodel with larger homeowners' lounge
- Upgrade security cameras
- 2 common area HVAC replacements

## Reserve Study

Our 2020 Reserve Study is being updated to 2025. A reserve study is a key financial tool to help us properly prepare for future repairs and replacement of common assets.

A reserve study provides a:

- Physical analysis of building, property, mechanicals, and other non-maintenance expenses.
- Financial analysis of current and future capital expenses.
- Schedule of capital projects.

It is important to:

- Anticipate and prepare for future costs.
- Avoid financial surprises.
- Protect homeowner investments.

# Architectural Review Committee

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. 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.

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:

1. No construction/remodeling work from Memorial Day through Labor Day
2. 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
3. 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.

# Balcony Sliding Door Replacement

The South Hampton Board continues its efforts to ensure the structural integrity of our building is protected; the Board, working with our engineer has develop protocols that must be followed when any balcony sliding door will be replaced. These updates are designed to help preserve the quality and integrity of the building structure, to maintain a uniform appearance from the outside of the building and to protect each Owners investment.

**There are some important changes that all owners must be aware of before contracting with a door company to have your sliding doors replaced**

**The following changes are put into effect immediately**

Any owner planning to replace their balcony sliding doors must adhere to the following requirements:

1. South Hampton architectural modification form must be filled out and submitted to the South Hampton Management Company for review and approval before any work can begin.
2. Replacement sliding doors must meet all applicable codes.
3. Replacement sliding doors must conform to our engineer's report that includes the door specifications per each zone of the South Hampton building and the specific door curb and pan installation details.
4. South Hampton has vetted Carolina Glass and Mirror and has determined they can meet all the engineer's specifications regarding doors and curb installation.
5. If an owner chooses a door company other than Carolina Glass and Mirror, their contractor will need to read all our engineer's specifications for the doors and the curb installation and will need to sign that they accept and will conform to our engineer's specifications.
6. Once a contractor is approved, their work will be inspected for verification of proper installation methods.
7. Any owner that has new doors already on order must contact Tom Leonti to record the project and follow up with the contractor. Tom can be reached at [tomleonti@frontier.com](mailto:tomleonti@frontier.com) or 330-888-3256.
8. ***Any owner that contracts door replacements without following these requirements will have their project stopped until the contractor is able to satisfactorily meet all our engineer's requirements and has been properly vetted by the Architectural Review Committee. Any cost increases by the contractor will be the responsibility of the owner.***
9. ***If these requirements are not followed, the POA will hold the owner responsible to make the required corrections and any/all associated costs will be the owners responsibility.***



## Pet Program

South Hampton allows homeowners only to have household pets within their unit and the South Hampton common areas per our Master Deed. Guests/ Tenants are not permitted to bring pets of any kind within the South Hampton. All pets must be registered with our management company to receive a unique pet tag.

**Please see the First Service Residential Portal for the Architectural Review Procedure, the Balcony Sliding Door Replacement Procedure and to see the South Hampton Rules and Regulations**

## 2025 Annual Homeowners Meeting

Our Annual Homeowners Meeting will be held on May 17<sup>th</sup> at 1:30 pm in the Embassy Suite Conference Center. It's important to note the election of three Board members will be held at this meeting. The meeting cannot take place if we do not have a quorum, which is **51% of proxies received from homeowners**. Last year we needed to reach out to owners who did not turn in their proxies to make quorum.

**Please return your proxies by the due date**

The meeting information materials will be sent to all owners in March/April.



Tom Leonti  
President  
tomleonti@frontier.com



Michael Mercadante  
Secretary



Suzanne Nichols  
Treasurer



Gerald Baron  
Director

## 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.

First Choice Plumbing, our building contractor, is offering a discount. They can be reached 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.

## South Hampton Board Change

Chuck Campagna has decided to leave the Board after serving for 4 years. Chuck joined the Board in 2021 and has been an integral part of the changes and improvements needed to get the South Hampton turned around. His business experience and the business experience of all the Board members helped in rebuilding our financials, restarting preventive maintenance programs, and planning for needed capital projects.

We Thank Chuck for his willingness to volunteer his time and for his contributions to the Board, the Homeowners, and the South Hampton.