

*TALL SHIP BOARD OF DIRECTORS
MONTHLY MEETING
MARCH 12, 2008
CONFERENCE ROOM
MAINTENANCE CENTER*

*PRESENT: Frances Johnson, Carlos Luria, Kathy Stanton,
Judy Coolidge-Fill, Cathy Mays, Rick McDuff,
Bob Stojetz*

ABSENT: Rob Routman

GUESTS: Barry Stuart, Tom Schill

CALL TO ORDER: 9:05am

APPROVAL OF MINUTES: The February meeting minutes approval was moved by Bob Stojetz, and seconded by Kathy Stanton. All were in favor.

TREASURER'S REPORT:

- 1) Financial Status: There is concern about delinquent payments of regime fees. For delinquency over 90 days a letter of warning is sent. If delinquency continues, a lien is placed on the property. If no action is taken on the part of the owner, foreclosure follows.*
- 2) Further explanation of Realtec settlement: Rob will have a spreadsheet for us at the April meeting.*
- 3) Reconstruct flow of expenses & update Reserve Fund; Tabled to April.*
- 4) Review of current insurance policies & possible revisions: Tabled to April.*
- 5) The Treasurer forwarded a written report to the Board regarding raising funds through the sale of "surplus" common area property. Absent a legal opinion to the*

contrary, his lay interpretation is that association documents preclude sale of common area property with less than unanimous consent of the members.

PROPERTY MANAGER'S REPORT:

- 1) *Report: No chimneys needed cleaning. Cathy will mail each owner a report on the chimney.*
- 2) *Walk-Through schedule: March 18 – Judy
April 22 – Kathy
May 27 – Carlos*

Each director will meet Cathy at 10AM in front of the Cutter building.

- 3) *Hiring of Engineering Firm to oversee parking lot paving: Alpha Environmental Services will oversee the paving. It will assess what needs to be done and give the specifications to the paving contractor for a charge between \$1,700.00 and \$2,000.00. It was moved by Judy and seconded by Rick to go ahead with hiring the firm. All were in favor.*
- 4) *Tree behind Clipper: A huge branch fell on another tree. It needs to be cut up and removed. Cathy thought it was being done while we were meeting.*

TECHNICAL MANAGER'S REPORT: *Four more balconies need repair. Some of the buildings had more damage than others. In some cases there are bird holes in chimneys. The crew will be on another project for the next three to four weeks.*

OLD BUSINESS:

- 1) *Joining the KKPOA website: It was decided to keep our webpage and see about getting a link to KKPOA's website.*
- 2) *Sale of four acres near Tall Ship sign: We need to know the value of this property. We also need to know how many votes are needed to sell the property. A motion was*

made by Bob and seconded by Judy to retain William Swent, a lawyer in Greenville, to help with this for a fee of \$750.00 Three of the Board members were in favor, with Rick McDuff abstaining due to conflict of interest.

- 3) Status of insect spraying – outside as well as inside: Cathy will check with Orkin regarding the toxicity, if any of the spray being used.*
- 4) Wheelchair request in Cutter Building: This is now moot as the unit is up for sale. There are no requirements in our master deed to provide wheelchair access.*

NEW BUSINESS:

- 1) Where to store archival records: Carlos showed a way to store records on a USB Pen Drive and will order three – one for the Secretary, one for the President and one to circulate to the Treasurer or others that have files that should be added to the archives.*
- 2) An owner was charged for chimney inspection and cleaning prior to the February general inspection and was charged a considerable amount. The Board decided to reimburse him \$30.00 – the price of the inspection.*
- 3) Unit with non-accessible lock: The owner of this unit will be contacted by phone about this. If the owner does not change the lock, a registered letter will be sent saying that the Board will have to remove the lock.*
- 4) Alarm system – unresolved problems: There is concern regarding false alarms and the time it takes the fire department to turn off the alarm. There is also concern about how the system is wired. Some of the Board members will meet with Blue Ridge to iron out these problems.*
- 5) New trash containers: Liners are needed and should be provided.*
- 6) Community Association Institute: It was decided to postpone joining this organization. The Board will look at its' website for information.*

7) Handbook – Judy has been revising the Handbook and Board members will be receiving it soon for perusal.

A move was made by Frances and seconded by Kathy to adjourn the meeting. All were in favor and the meeting adjourned at 10:57AM.

Respectfully submitted: Judy Coolidge-Fill, Secretary.