

**TALL SHIP BOARD OF DIRECTORS
MONTHLY MEETING
MAY 14, 2008
CONFERENCE ROOM
MAINTENANCE CENTER**

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

ABSENT: *Frances Johnson, Rob Routman*

GUESTS: *Tom Schill, Barry Stuart, Harold Capitola, Barbara Nykaza, Kitty Miller*

CALL TO ORDER: 9:00AM

APPROVAL OF MINUTES: *Rick McDuff moved for approval, Bob Stojetz seconded; all were in favor.*

FINANCIAL REPORT: *None.*

KETCH LANDSCAPING: *Re-landscaping was begun in 2003 at Cutter and was stopped at Square Rigger because of the lawsuit. It can be restarted now that the suit has been decided. New plants planted at Ketch are dying due to lack of water. (Sprinklers were turned off due to painting of the water tower, but can be on between midnight and 4AM.) There is money in the budget for new plants which should be indigenous to the area and can survive in drought conditions. Kitty and Barbara will seek advice from a botanist at Clemson.*

There is also concern regarding the maintenance of the plants; the supervisor of the garden crew will be contacted about how to keep proper maintenance of the areas around the buildings.

PROPERTY MANAGER'S REPORT: *Cathy reported that there is a work order for a sinking floor in 123.*

The gutter and window cleaning will be during the third week of June.

An attorney, William Swent, confirmed that we have to have 100% of the owners agreeing on what to do with the acreage near the Tall Ship sign.

Cathy has met with reps from paving companies and is still working on bids. Cooperation from all the owners will be needed when the paving starts.

ENGINEERING MANAGER'S REPORT: *The stucco people will be back on Monday, May 19. Some rain gutters need to be reattached. There is concern about the liability of ladders being left behind.*

OLD BUSINESS:

- 1) *Quotes on Repaving of lots: see above property manager's report.*
- 2) *Alarm System Problems and meeting with Blue Ridge:*
 - a) *Luria memo: Blue Ridge will know if any alarm systems are disabled.*
 - b) *Meeting with Dustin Reeves 5/13/08:
The problem will never be completely solved due to human error and electronic glitches.*
- 3) *Lock on 140 still needs replacement.*
- 4) *Plumbing analysis on Schooner: the misreading meters were found and now are all right.*
- 5) *Liners for garbage containers: the liners are too small so will need larger ones.*

NEW BUSINESS:

- 1) *Sound suppressing wood floors: it was moved by Kathy and seconded by Rick and approved to send a letter to owners suggesting that if they are considering this type of **floor and own units on the 2nd or 3rd floors, they will have to use a felt base and a floating floor to reduce noise.***
- 2) *Fire alarms:*
 - a) *Silencing horns on self-initiated false alarms:
The fire department has its' routine; all units in building be checked before alarm is turned off. Carlos will discuss this with the new fire chief.*
 - b) *Providing Blue Ridge with unit phone numbers:
A list will be provided, but there is always the question of turnovers.*
- 3) *Over 90-days delinquencies: if an owner is delinquent and has a mortgage, his/her lending company will be contacted about said delinquency. Hopefully, getting the lender involved will improve the situation.*

4) Beacon articles will include:

One information page for renters.

Dates for window-washing, paving, pest control, etc.

Placement of water shutoff valve.

Information regarding acreage near Tall Ship sign.

What's ahead for property values.

5) Carpenter bees have been drilling into fascia: pine boxes with holes might attract them.

A move was made by Judy and seconded by Rick to adjourn the meeting. All were in favor and the meeting adjourned at 10:50AM.

Respectfully submitted: Judy Coolidge-Fill, Secretary