

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

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

ABSENT: *Rick McDuff*

GUESTS: *Lester Essex, Roxana Essex, Amy Heinselman, Tom Schill, Barry Stuart, Mike Ferrato*

CALL TO ORDER: 9AM

APPROVAL OF OCTOBER MINUTES: *Bob Stojetz moved for approval seconded by Frances Johnson; all were in favor.*

NOMINATING COMMITTEE REPORT: *Mike Ferrato presented the following names for the board of directors:*

Lester Essex

Bob Stojetz

Judy Coolidge-Fill/Barry Stuart for secretary position.

Each person mentioned above will send an autobiography to Cathy Mays to be included in mailing packet for the December annual meeting.

Barry Stuart will be the proxy committee.

Rob Routman registered a dissent on excluding homeowners who do not have email from serving on the board.

A board's ombudsman committee was suggested to police Tall Ship area for those owners who live here.

TREASURER'S REPORT: *The assessment will not have to be raised as there are extra monies as there is no longer a loan to pay off.*

Cathy has sent late notices to those delinquent in payments, and will put a lien on one property.

The buy-in fee will remain.

ENGINEER'S REPORT: *The stucco contractor is back on the job and*

*Tom feels the crew is doing a good job.
Carlos suggested that pictures should be taken of problem areas
as documentation that they exist.*

PROPERTY MANAGER'S REPORT:

Building's Insurance Reappraisal? Status.

*The reappraisal has been done and will be in the 2009 budget.
The increase in insurance will cover all the buildings in case of
total loss.*

Pest Control – Varmints and Bugs

*Orkin can't guarantee no bugs. Buildings are sprayed the
third Monday every other month. Orkin will be asked if there's
anything else can be done. Being so close to water attracts the
varmint.*

*A concern was mentioned regarding insulation around
crank-out windows: are the owners responsible for replacing
this. Cathy will find out who installed the windows to answer this
question..*

*Cleaning Crew Performance: Amy explained that the
crew cleans Monday, Wednesday, and Friday. The crew sprays
stairways with bug spray and mops two stairways each day.
Amy will check on the work each Friday.*

*Cracks In Parking Lots: Concern was registered about
cracks in the parking lots. Cathy will check on the installer's
warranty. It was decided to see what happens during the winter.*

OLD BUSINESS:

Sheetrock as fire retardant: tabled, no money in budget.

*Building signs: Bob provided photos of all the building signs
showing damages of weather and age. One owner paid
out of his pocket to get one of the signs repainted.*

*Randy might be able to repaint all remaining signs for
\$5500.00. A contractor from Greenville will look at the
signs and give a quote.*

2009 BUDGET: *The assessment will not be raised. Some items in the
2008 budget are not needed in 2009 budget, so there is extra money
for the insurance increase and needed repairs.*

*Judy moved that the budget be approved, seconded by
Kathy; all were in favor.*

Cathy and Rob will pursue liability vis-à-vis owners' responsibility to neighbors if one owner has caused damage to a neighbor's condo.

Bob moved that the meeting be adjourned at 10:50AM, seconded by Frances; all were in favor.

RESPECTFULLY SUBMITTED: Judy Coolidge-Fill, Secretary

DRAFT