



Tall Ship Beacon



New Board Members Needed!



Message from Board President, Barry Stuart:

At the Tall Ship Annual Meeting on December 13, we will need to elect two board members to serve for a two year term. These positions are open to any Tall Ship owner and your current board actively solicits your participation. The terms expiring are those of Frank Aaron who is prohibited by

our bylaws from serving a third consecutive term, and Rob Routman who is eligible for a second term should he desire to run for it. If you are interested in serving on the Tall Ship BOD, please let me or any other current board member know as soon as possible. Any of us can answer any

Save the Date:

**Sunday,
December 13th!**

Tall Ship Annual Meeting
will be held Sunday,
December 13th!

12 noon - Lunch at the
Club. Call 944-2151 for rez.

2 pm - Annual Meeting -
Activity Center

Need
all owners
to attend
both
events,
please!

And,
how about
some new

owners volunteering for the
Board? The experienced
'pros' will show you the
ropes. Get involved in your
new community!



- Paulette, Editor

paulettekc53@gmail.com

TALL SHIP BOARD OF DIRECTORS 2015

President: Barry Stuart, 491 Tall Ship Drive,

229, 944-5735, barstu@juno.com.

Vice President: Rob Routman, Roswell GA,

109, 770-364-3685.

Secretary, Frank Aaron, 519 Tall Ship Drive,

#317, 478-442-4727, faaron248@msn.com.



Treasurer: Frank Patterson, 495 Tall
Ship Drive, #140, 944-2352,
pattersonfb57@yahoo.com.

Bob Stojetz, 519 Tall Ship Drive, # 214,
879-4644, stojetzsc@msn.com



MESSAGE FROM BARRY STUART, (CONTINUED FROM FRONT PAGE)

questions you may have as to responsibilities and/or activities. Contact info is located on the front page of this Beacon. We hope you will give serious consideration for this opportunity to serve your fellow owners.

Parking reminder: One of the policies regarding parking that is being abused is that of turning the signs around. This policy is that if you will not be using the space with your name on it for a week or more, you should turn your blue sign around to allow others to use your space. Recent weekend area activities have pointed out the need to do this as many spaces go unused while other owners or guests are unable to find suitable parking. Tall Ship has only about 1 1/2 parking spaces per condo. These signs are very easy to turn around - no tools needed.

Thank you.



SUMMARY PROGRESS REPORT NO. 3 - KETCH BUILDING- OCTOBER 2015

Submitted by Marshall Clarke, Architect, MCA Architecture, Inc.

Scaffolding was erected in June, demolition work began July 6 and completed July 31, 2015. The demolition work exposed multiple areas of moisture intrusion and wood rot. At the end walls, window and balcony header framing was found to be rotted. Extensive moisture, and some termite damage, has occurred on the north end of stack 33. There was existing framing rot at many levels under the Bow Windows.

Additional wall framing alignment discrepancies are continuing to be found at each of the Bow Window areas at all floors. The Contractor is reworking the window framing to fit the templates of the new Anderson Windows.

Wood framing repairs are complete at the 15 Bow Windows and the the three end walls. All bow windows and end wall windows are installed. Both interior and exterior finishing at these windows is complete.

All porch columns required rot replacement and structural wood repairs. Temporary shoring will remain in place at all private porch columns until work is complete. The concrete patch and curb have been re-poured. The new stucco at the porch columns is in progress.

Application of the waterproof 'gold coat' to the wood sheathing is complete. Application of EIFS foam board and base coat is complete at all walls and application of the EIFS finish coat is underway.

Marshall Clarke's complete Summary Progress Report, October 12, 2015, 2015, including numerous photographs of the work, can be found on the new Tall Ship website: www.tallshipscondos.com.

See the new tab on the menu titled: "Architect Reports" where you may download February, March and April, May, July 2015 and all previous 2014 copies. - Paulette, Editor



TREASURER'S REPORT - FRANK PATTERSON

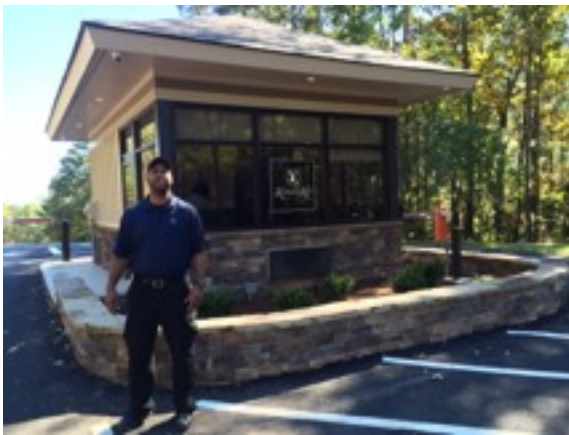
To date, our financials are doing well even with the fact that we have a higher than normal late payment rate. We are still on the building loan and running over estimate a bit on each building due to termite damage and the water damage is greater than expected (see Marshall's report, page 2). We have also found additional damage on the front of each building as well as the columns on the front which have water damage and the total cost to replace all units is right at \$100,000.

Part of the loan conditions is that we have a reserve fund in which we deposit about \$9,500/month. We are doing well with that as we are with all payments. As a reminder to all owners, we now have two reserves: one that we use in our normal operations account and one required by the bank. The one required by the bank is for our loan and cannot be withdrawn from and it currently has a balance of \$233,000. Next year, the monthly deposit rate will go up.

Late payments are currently at approximately \$36,000 and we place liens on owners over 90 days late. Please keep in mind for each late payment it stresses the rest of the owners. Due to the loan, we need timely payments. Instead of quarterly payments, you may pay monthly if that will make your payments more timely. Contact Foothills Management (864) 654-1000 to discuss. For the most part, we are on budget. Feel free to attend the next Board meeting (November 10) for more details.

TALL SHIP NORTH ENTRANCE IS COMPLETE!

New NORTH ENTRANCE Security Guard Gate. Manned by Mike Harrison.



Member lane is quick - no waiting!



Easier access via separate lanes - one for Visitors and one for Members.



DO YOU TURN YOUR SIGN AROUND WHEN TRAVELING?

These are the parking signs President Barry Stuart was referring to in his message. Since parking is limited, please be considerate of your neighbors when you travel for more than a week and turn sign around to blank, white side. Just bend slightly; no tools needed.



SOCIAL COMMITTEE

SATURDAY NIGHT DANCE PARTY - September 19th:

Oh, What a Night!



Thanks to everyone, especially the DJ's "Jazzy Jeff" and "Johnny D" of 107.9 FM- Oldies and beach music. Let's make this an annual event! - Sylvia



Calendar

Tall Ship Board of Directors meetings are held the second Tuesdays of each month, 9 am, Lakeview Room, No. Marina.

Next meeting:
November 10 th

December 13, 2015, Annual Lunch (12 noon) and Meeting (2 pm).

All owners are urged to attend this important, annual meeting. Come meet your friends and new neighbors during lunch at the Club!

Contributors

BARRY STUART



President. Full-time resident since 1995. BS Textile

Engineering. 25 years with textile machinery company in Greenville.

MARSHALL CLARKE



Architect, Director of Forensics,

MCA Architecture. Over 50 years experience specializing in water intrusion.

FRANK PATTERSON



Treasurer

Resident since 2000 with wife, Frances. Owner of new Salem radio station "Sunny 107.9 FM." Oldies/beach music.