



Tall Ship Beacon

Have a fun summer!



Message Carol Rolf and Rob Routman

On June 25, 2014, the Board closed a four million dollar line of credit with Pacific Premier HOA & Property Banking. The loan will commence with a three year construction component known as the credit line period in which we will receive advances from the

bank, as needed, to pay for bow and end wall window replacement, repair of rotted porch columns, and repair of chimney leaks on all buildings. Construction should be completed no later than January 1, 2017. Unit owners will receive a detailed letter concerning the

NOMINATION TIME IS HERE!

President Carol Rolf has completed four years of service on the TS Board and is required to step down. Two additional director's two year terms also expire and may need to be replaced for a possible total of 3 new Board members. Who will take their places? How about *you*?

If you would like to be nominated, please submit a short bio to me, Paulette Keffas-Chassin, Secretary, polixeni53@yahoo.com.

As you know, there are only five Directors on the Board, down from the previous seven. We have many talented, educated owners. Please consider running and contributing to your community.

THANKS CAROL FOR ALL YOUR HARD WORK!

- Editor, Paulette

TALL SHIP BOARD OF DIRECTORS 2014

President: Carol Rolf,

519 Tall Ship Drive, #118, 944-1337
floralorac@aol.com

Vice President: Rob Routman,
Roswell GA, # 109, 770-364-3685

routman1320@charter.net

Treasurer: Frank Aaron, 519 Tall



Ship Drive, #317, 478-442-4727

faaron248@msn.com

Secretary: Paulette Keffas-Chassin, 140
Westlake Drive, Seneca, 888-2026

polixeni53@yahoo.com

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



MESSAGE FROM CAROL ROLF AND ROB ROUTMAN (CONTINUED FROM FRONT PAGE)

construction project, loan specifics, projected schedule for construction and other details under separate cover.

An amended, projected schedule for the work, which we have received from the architect and contractor, is shown below. The contractor has brought on additional workers and has been able to advance the beginning date of Project 2 to early August 2014 thanks to our acquisition of financing. If there are significant adjustments to the dates below, the Board will inform the affected unit owners. Continue to watch for additional information in The Beacon.

The Board will collect special assessments to help pay for any loan advances that we receive for construction. The Board does not anticipate any change to the regime fees at the present time, which we expect to remain at \$750 per quarter or \$3,000 per year. The Board expects that special assessments during the three year credit line period of the loan will remain at approximately \$3,000 per year depending on the amount of money advanced for construction. As the Board completes its annual budget each year, it will vote on the special assessments needed for that year. At the end of the credit line period of the loan, the Board will need to recalculate the amount of special assessments that will be necessary to pay off the term loan, but owners should expect to continue paying approximately \$3,000 per year for an additional 12 years.. The Board understands that these costs place a tremendous burden on unit owners, but now that we will be able to complete the construction in three years rather than on a piecemeal basis , the risk of increased costs has been minimized. Moreover, property values will more quickly begin to rise for our newly renovated, almost 30 year old, unique condominiums.

If the Association does not pay as agreed, we are in default. One important event of default which involves all unit owners concerns excess delinquencies. If more than 12 unit owners are more

than 60 days past due in the payment of special assessments and regime fees, we are in default and must pursue remedies to cure this default in accordance with our delinquency policy, which has been provided to you in the letter to unit owners.

UNDER THE LOAN COVENANTS, IF YOU DO NOT PAY YOUR SPECIAL ASSESSMENTS AND REGIME FEES WHEN DUE, THE BOARD MUST PROCEED WITH ITS COLLECTION REMEDIES WHICH COULD LEAD TO FORECLOSURE OF YOUR UNIT.

Thank you for your understanding and cooperation on behalf of the entire association.

The current project schedule for all work, which includes bow and end wall windows, rear walls, columns, chimney repair on all buildings is as follows:

Project 1: Clipper West and Frigate South End Wall Start April 15, 2014- Finish mid Sept. 2014)

Project 2: Clipper East; remaining end walls, columns and chimneys of Frigate; columns and chimneys on Schooner

Start August 1, 2014 - Finish January 1, 2015

Project 3: Yawl

Start January 1, 2015 - Finish July 1 2015

Project 4: Ketch

Start July 1, 2015 - Finish January 1, 2016

Project 5: Square Rigger

Start January 1, 2016 - Finish July 1, 2016

Project 6: Cutter

Start July 1 2016 - Finish January 1, 2017.

FOOTHILLS PROPERTY MANAGEMENT



For inquiries regarding a variety of issues, from pest control to billing to maintenance, contact Foothills Management directly at **864-654-1000** or via e-mail at diane@clemsonhousing.com. The loan documents can also be reviewed at their office, but call first. Address is 1017 Tiger Boulevard, Clemson. Open M-F, 8:30 am - 5 pm.



SUMMARY PROGRESS REPORT, CLIPPER WEST, - MARSHALL CLARKE, ARCHITECT

The contractor's work and workmanship continues to be efficient and satisfactory with the debris contained.

A workforce of eight persons, working four to five days a week, has been consistent. Mr. Elmer Solis is the project superintendent. Mr. Jerry Bullard is the owner and project manager.

The stud wall framing has been inspected by the contractor and the architect.

There was considerable framing rot at the lowest level under the bow windows of Clipper West. Additional wall framing alignment discrepancies are continuing to be found at each of the bow window areas at all floors. The contractor was instructed to rework the window framing to fit the templates of the new Anderson windows. Window and balcony header framing was found to be rotted at end walls under previously repaired work of several years ago.

New exterior plywood sheathing and repair framing work is 80% complete at Clipper -West. Work is moving from stack 20 to stack 17. All windows are delivered.

Clipper-West bow windows are set in place

at stack 20 and 19.

East and West End wall windows are set in place. West End walls have water barrier and stucco finish system complete.



The contractor has expedited the complete work at the Frigate South End wall. The exterior work is 95% complete. The interior finishing is 95% complete. Final review and punch will occur this week at Frigate stack 12 and South End wall.

Porch column work is in progress. Concrete corners have been removed, wood inspected and repaired, and new concrete floor corners with a circular concrete base have been poured. Repair of the stucco at the columns will be next.

Chimney and roof eave repair will begin soon. - Summary Progress Report #2; 7/8/14; updated 7/16/14



TALL SHIP TECHNOLOGY

While most TS owners do have email addresses, given the many projects ongoing, it was decided that Foothills Management will continue to send important notices and all invoices via regular paper mail. But we urge those of you without email addresses to make arrangements for the future possibility of going entirely electronic.



AND THEY'RE OFF!!

TALL SHIP KENTUCKY DERBY PARTY 2014!!



SOCIAL COMMITTEE SYLVIA STUART

This year's Kentucky Derby party was the most exciting and successful ever! Lakeview Room was filled to capacity - there was barely enough room for all the spectacular hats!

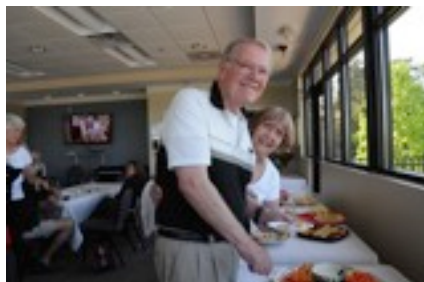
Food and drink were plentiful and delicious as always. Thanks to all who helped and attended.

Enjoy the photos.

Don't forget - the annual summer COCKTAIL PARTY is Saturday, August 2nd, 6 pm.

Bring your own beverage and an hors d'oeuvre to share. Call for more info:

**Mary Lee Davis - 944-6246
Sylvia Stuart - 944-5735**



Calendar

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

All are welcomed.

August 12th and September 9th
Board meetings

August 2, 2014
Cocktail Party - Lake View Room
6:00 pm.

September 27, 2014
Block Party

December 14, 2014 Annual Mtg

Contributors

CAROL ROLF



President and full-time resident. Owner 15+ years. BA, MBA, and law degree.

ROB ROUTMAN

VP and past Board member. Retired attorney;



currently teaches at USC. TS owner since 2003 with wife, Carole.

MARSHALL CLARKE

Architect, Director of Forensics, MCA Architecture

Over 50 years experience specializing in moisture intrusion.

