

TALL SHIPS BOARD OF DIRECTORS

MONTHLY MEETING

TUESDAY, APRIL 13, 2010

WHITEWATER ROOM

PRESENT: Barry Stuart, Lester Essex, Frank Patterson, Bob Stojetz, Kathy Stanton,

Rob Routman, Cathy Mays, Carol Ackerman, Judy Coolidge-Fill

GUESTS: Virginia Sholar, Weldon Fill

I CALL TO ORDER: 9:04 AM.

II INTRODUCTION OF NEW ON-SITE MANAGER AND GUESTS: Barry introduced the two guests. Cathy Mays introduced Carol Ackerman as the new on-site manager. Carol comes to us after 30 years in property management.

III OWNER REQUEST TO ADDRESS BOARD: Virginia Sholar wishes to install new flooring in her kitchen. She showed the Board two types of sound reducing materials, one was a felt base and the other a rubberized type base. The rubberized base was approved by the Board after a motion made by Frank, seconded by Bob. The Board decided it should look into making further specifications for floor installing which will be put in the Handbook.

IV INSULATION: Weldon Fill had a concern about insulation hanging from the ceiling in one of the storage areas in Schooner. It's possible animals are part of the problem. A pest control service will be contacted. All storage units will be checked and the insulation reinforced.

Mr. Fill was also concerned about the beeping coming from the closet on the first floor of Schooner. It was agreed that Blue Ridge Security should be more responsive to this.

At this time there were other concerns addressed:

Painters using bleach

Lights on during the day in Clipper

Pollen in hallways.

Our new on-site manager can take care of these issues.

V APPROVAL OF MARCH MEETING MINUTES: Lester moved that they be approved, seconded by Frank, all were in favor.

VI TREASURER'S REPORT: Rob wishes to resign his position as Treasurer. It was agreed that Lester would serve as "Treasurer in Training" and that Rob would remain on the Board.

At present we have \$34,605.54 in reserves and \$16,616.69 from prior years' operating income. We have an updated reserve analysis. We are current on the stucco people.

There was concern about the trash removal and that Amy, who supervises the cleaning, might want to bid on trash removal. She is also going to take care of mildew removal.

There will be bids on landscaping. At present, the landscaping contract is renewed annually, but we can give him 30-day notice that we are looking at other landscaping companies. There is concern that pine straw can easily catch fire. Some buildings (Ketch and Yawl) have white pebble bases in the back of said buildings. Is eucalyptus mulch a possibility?

VII ENGINEERING REPORT: Chris has finished the stucco on Ketch and has put up scaffolding at Yawl. He is making a CD of the repairs done on all the buildings.

Approval was made to pay two bills: \$12,704.70 to Anderson Boat Company and \$5,712.00 to Lonnie Pirkle. The motion was made by Lester and seconded by Rob.

VIII PROPERTY MANAGER'S REPORT: Cathy presented a quote of approximately \$9,000.00 for crack filling and resealing of parking lots.

While panels were being replaced in Clipper Lester's new panel was accidentally cut and removed. Rob made the following motion:

The Board will replace the destroyed blue on white panel for Lester. The panels will be glued, if possible, by Anderson Boat Company with grommets and rope to match current company standards.

The motion was seconded by Frank; all were in favor with Lester recusing himself.

The Board is replacing two-layered blue panels as provided in original construction. The Board has no objection to a homeowner later replacing at his/her expense the inside layer with a different color for decorating purposes provided the outside layer is the matching blue community standard. The balconies on Clipper and Schooner are being done in conformance with the foregoing policy of replacing with blue only.

Cathy got three quotes from contractors regarding the steps to the Leisure Trail between Ketch and Yawl. These quotes range from approximately \$20,000.00 to \$40,000.00 depending on the contractor and the type of work to be done.

Bob showed the Board some steps from a company in Wisconsin at \$100.00 apiece. However, they are not wide enough and would have to be installed.

The total removal of the stairs was discussed but it was decided to get quotes on repairing only the stairs in need of repair.

IX EXISTING BUSINESS:

- A. Insurance contract: Frank read our insurance contract and found it to be satisfactory. We need to raise the coverage from two million to five to ten million dollars. He saw no reason to keep KKPOA or Goldsmith in our policy as their inclusion lessens our value. He said we need to raise the deductible from \$1,000.00 per building to \$10,000.00 to \$15,000.00 per building.
- B. Contract reviews – tabled
- C. Pet problems – a letter was sent to the owner but the dogs are still unleashed. It was decided to take a photo of the offenders.
- D. Pebble floors – tabled
- E. Long term reserve status – Tall Ships may be operating at a loss next year unless some repairs/changes are postponed.
- F. Steps to Leisure Trail – see Property Manager's report.
- G. Insulation – see part VI
- H. Paint/Canvas complaint – Essex – resolved
- I. Douglas tree trimming – need invoice before a decision can be made to pay \$250.00.

X NEW BUSINESS:

- A. Bay window unit 234 – sash replaced due to rotted wood. Goldsmith will look at this.
- B. Unit 112 – sprinkler broke seals on three windows; Goldsmith will look at this as well.
- C. Handbook Review – this was done in August, 2009. A separate meeting should be held to look at the Handbook.

Frank moved that the meeting be adjourned, seconded by Lester, all were in favor. The meeting adjourned at 11:43AM.

Respectfully submitted: Judy Coolidge-Fill, Secretary.

