

TALL SHIP ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Meeting Date:

April 11, 2023

Call to Order:

S. McKinney opened the meeting.

Present:

Frank Aaron, Susan Harnett, Starr McKinney (BOD)

Geig Lee, Diane Lee (FPM)

Barry Stuart (229), Donna Brearley (239), Vicki Whipple, Brent Bell (336) (ZOOM)

Approval of Minutes: F. Aaron motioned to approve the March minutes as written. S. McKinney seconded this motion and the motion carried.

Questions: O. Borys reminded everyone to submit their notes and updates for the Beacon by Monday, April 24.

S. McKinney presented the new Jabra Speaker/Mic for Zoom meetings.

Treasurer's Report:

S. McKinney reviewed the March financials. 87 units have prepaid, leaving 33 units still owing as of March 31, 2023. Premier loan balance as of March 31, 2023 is \$556,259.42. Enough funds in assessment account to make 6 payments.

The balance of the Operating account as of March 31, 2023 is \$174,590.77.

The balance of the Capital account as of March 31, 2023 is \$90,352.73.

The balance of the Bad Debt account as of March 31, 2023 is \$117,985.25.

The balance of the Assessment account as of March 31, 2023 is \$54,801.12.

Total for April 2023 prepayment of assessment is \$17,056.00.

Total delinquencies: \$520.00.

Engineering & Property Manager's Report:**Project Updates:**

Stucco Update: Stucco work is ongoing at Clipper now. Subcontractors have experienced bad weather and sickness slowing them down a bit.

Floor Painting: Floor painting at Clipper will be completed today. The border around the mail area will be painted as well. Additional painting will be completed at Square Rigger.

Elevator: G. Lee discussed the elevator flooring quote. F. Aaron stated to move forward with the replacement. S. McKinney and S. Harnett will visit Dixie Flooring to determine the color.

G. Lee stated the dehumidifiers have been checked and reset as needed. 2 additional units will be installed under Frigate. 13 dehumidifiers have been installed at this time.

Repetitive problems with light bulbs failing has been an issue. Lee suggested replacing with LED bulbs.

A couple of can light trims are missing on the 2nd floor of Clipper. Lee is searching for replacements.

G. Lee stated one remaining railing at Clipper 220 remains to be painted. A quote for powder coated aluminum is being sought. The Board discussed the possibility of getting away from pickets and replacing with graspable handrail.

The Board discussed the dustless blasting that was completed on the handrails.

Bees are an ongoing issue at Tall Ship. G. Lee stated the traps are working and he will continue to move them around as needed.

Landscape Report: B. Stuart has taken over the tree project. S. Harnett will be meeting with the landscaper soon to review what is being done. Frigate has dead bushes that may need to be cut to the ground. There is a tree down on the trail leading to the Yawl building.

S. Harnett stated the light post will be spray painted a dark brown color in September.

S. McKinney stated Tall Ship does have the money to remove the trees and Nations Tree Service will begin removal today. The tree service will also trim Crepe Myrtles.

G. Lee discussed the assessment of irrigation zones. The goal is to have all repairs done by the 15th.

Parking:

Violations & Enforcement: F. Aaron mentioned a trailer parked overnight in spot 139. Owner should be fined a \$75.00 fee.

Old/Unfinished Business:

Janitorial and Trash service: G. Lee will meet with Board if any issues come up.

Grill policy: B. Stuart will speak with the Insurance Company regarding grills.

New Business:

Fines for interfering with HOA or its Contractors Activities: Any issues should be reported to the Board of Directors to address.

Motion made by F. Aaron with second by S. McKinney to adjourn. Motion approved.