

TALL SHIP ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Meeting Date:

August 10, 2021

Present:

Dale Blazek, Jaime Cruz, Barry Stuart, Jeri Schaller, Frank Aaron (BOD)

Geig Lee (FPM)

10 owners were present by Zoom.

Guests:

Kristin Cox (219)

Call to Order:

B. Stuart called the meeting to order and guests were introduced.

Approval of Minutes:

The Board reviewed the Board meeting minutes from the July meeting. F. Aaron motioned to approve the minutes as written. J. Schaller seconded this motion and the motion carried.

Treasurer's Report:

F. Aaron reviewed the financial report. Ending checkbook balances as of July 31, 2021

Operating Account: \$167,461.08

Assessment Account: \$60,516.06

Capital Account: \$172,450.45

Bad Debt Account: \$100,000.00

Total Tall Ship Funds: \$500,427.59

Premier Loan Assessment Balance as of July 31, 2021: \$872,538.69. Total prepaid units -79 units
Total still owing - 41 units

New prepayment amount for August 2021 is \$21,482.00 due by August 20th.

There are no delinquencies as of July 31, 2021.

Sales: So far this year, 17 units have closed.

Engineering & Property Manager's Report:

Project Updates: Rear porch railings were discussed. G. Lee will bring recommendations based on how they look to the next meeting based on photos provided by D. Blazek.

Railing protection was discussed, J. Cruz will ask for an architect's help to do renderings for elevator lobbies.

The Board discussed the steps at the leisure trail behind Clipper. T. Shirley will mobilize later this week. A private property sign and railing installation for steps was discussed.

G. Lee will make a request to the landscaper regarding the atrioms and overgrowth. G. Lee will discuss landscape maintenance responsibilities and needs with Merry Scapes for the new budget. Dead junipers on the hillside between the two upper lots need to be cleared out as well.

Trees at the rear of Cutter & S. Rigger were discussed. Tree removal will be revisited later this year with pricing and the scope of work to be determined. G. Lee will inspect the landscaping near TS 219 (street side) for needs.

J. Cruz asked that 4" corrugated pipe be extended to prevent erosion behind Frigate.

Parking:

J. Cruz discussed recommendations for violations of parking rules. Renters tend to be the primary Problem with worst violators. Cruz discussed the violation policy and revocation of assigned parking spaces. A letter will be sent to owners whom are non-compliant with the parking policy. Development of the communication will follow. D. Blazek will send a copy of the letter to the Board for approval.

G. Lee will call Duke about their interest in installing a charging station for electric vehicles.

Old and Unfinished Business:

Zoom meeting improvements include a microphone centrally located. TS Association email will be transferred from J. Cruz. Compliments to O. Borys for the July Beacon.

J. Cruz motioned that all children on Tall Ship common property must be supervised by an adult. F. Aaron seconded this motion and the motion carried.

The Board discussed posting a list of rules in the trash rooms. J. Cruz will come up with a bullet point list of rules that the HOA can post for viewing at a location to be determined.

The meeting went into executive session.