

TALL SHIP BOARD OF DIRECTORS

MONTHLY MEETING

JANUARY 12, 2010

PRESENT: Barry Stuart, Cathy Mays, Kathy Stanton, Bob Stojetz, Frank Patterson,
Lester Essex, Rob Routman, Judy Coolidge-Fill

GUESTS: Tim Thigpen, Harold Capitola, Pete Stanton

I CALL TO ORDER: 9:00AM

II ENGINEERING REPORT: Tim Thigpen from Summit Systems gave us an overview of the stucco repairwork. Many things were done wrong in the original building or in later repairs that have to be corrected. Dissimilar framing around windows has caused movement and hence separation, Trapped moisture has been a problem in the stucco and with some end windows. Every building has been upgraded, bay windows have been caulked, kickout flashing has been replaced, bathroom windows have been replaced, and corners and columns have been replaced.

There is a problem with birds pecking at the chimneys. It will cost approximately \$3,000 per chimney to install hardy board to prevent this. Reskinning and refinishing will cost \$2,100 but this may not deter the birds from returning.

Tim suggested an annual inspection and required maintenance of the windows. He would do a complete inspection of all windows with a scanner to test for moisture. He will send us an estimate for this work.

III APPROVAL OF NOVEMBER AND DECEMBER MINUTES: Bob Stojetz moved that the minutes be approved, seconded by Frank Patterson. All were in favor.

IV TREASURER'S REPORT: The year ended with a net income of \$11,734.38. Some expenses were over budget, some under, some with no variance.

We need to be checking insurance companies to get the best policy. We have a broker; Frank will check our present policy.

V PROPERTY MANAGER'S REPORT:

- A. Signs: Done
- B. Grill waiver: Done
- C. Pebble Floors: Tabled

- D. Painting Project: Tabled
- E. Canvas panels: After some discussion it was decided to try the doubled canvas panel made of the material Lester had. The Board moved to the Schooner building and decided to take the recommendation of the man who installed the samples earlier as to rope size and corner grommets.

VI EXISTING BUSINESS:

- A. Douglas Tree: no reply to last correspondence, no action for now.
- B. Letter to owners: done

VII NEW BUSINESS:

- A. Long range plan: Bob Stojetz brought up the need for a three to five year plan for managing expenditures for projects. The Board decided to have the Reserve Study updated and use it as the basis for intermediate planning. Cathy Mays will contact the engineer who drew up the original study and the last update for a new revision.
- B. Asphalt: The Board decided that following adjournment it would visit the Yawl and Clipper parking lots to inspect the asphalt. Getting the opinion of an independent engineer as to the quality of the job done in 2008 and to whether the lots just needed cracks filled and resealing or if there is more work needed. Cathy Mays will proceed with getting a quote on the filling cracks and resealing. It would be desirable to have a representative of the contractor out to review the situation with Board members. The alternative of replacing the asphalt with pavers was also discussed.
- C. Building representatives: Harold Capitola, an owner, brought up the possibility of having building representatives who would monitor the condition and problems within their area of responsibility. He noted that this had been done in the past with one individual from each building; however, with the low owner occupancy rate in Tall Ships, perhaps three individuals could be appointed to handle the job. He volunteered himself for the lower area including Clipper, Frigate and Schooner. Kathy Stanton and her husband are currently doing that with Yawl and she would ask him to handle Ketch also. Lester Essex said he would contact a resident in Cutter about monitoring Cutter and Square Rigger.

The meeting was adjourned at 11:43AM and the Board members proceeded to the condo parking lots.

Barry Stuart and Judy Coolidge-Fill compiled the minutes.

Respectfully submitted: Judy Coolidge-Fill, Secretary