

TALL SHIP ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Meeting Date:

March 14, 2023

Call to Order:

B. Stuart called the meeting to order.

Present:

Frank Aaron, Gary Crumbley, Susan Harnett, Starr McKinney, Barry Stuart (BOD)

Geig Lee, Diane Lee (FPM)

Zoom guest: Donna Brearley (239), Laurie Heininger (318), Barbara Click (212)

Approval of Minutes: F. Aaron motioned to approve the February minutes as written. G. Crumbley seconded this motion and the motion carried.

Treasurer's Report:

S. McKinney reviewed the February financials. 87 units have prepaid, leaving 33 units still owing as of February 28, 2023. Premier loan balance as of February 28, 2023 is \$562,688.65. Enough funds in assessment account to make roughly 6 payments.

The balance of the Operating account as of February 28, 2023 is \$171,636.07.

The balance of the Capital account as of February 28, 2023 is \$66,591.23.

The balance of the Bad Debt account as of February 28, 2023 is \$116,485.25.

The balance of the Assessment account as of February 28, 2023 is \$56,140.79.

Total for March 2023 prepayment of assessment is \$17,251.00.

Total delinquencies: \$2,956.00.00.

Engineering & Property Manager's Report:

Project Updates: G. Lee discussed the process of blasting the railings prior to painting. A test rail will be done to see how it works beginning at Cutter. Lee will notify Board after completed for review.

Stucco Update: Stucco work is ongoing at Clipper now. Very pleased with the process so far.

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.

Rock Art is over budget so the budget will have to be amended. S. McKinney suggested decorative concrete vs rock art.

G. Lee reviewed completed work orders such as:

Bulbs have been replaced, condensate lines are being extended and filters have been replaced. Drains at Cutter and Frigate will be retrofitted as soon as we have better weather. The last two dehumidifiers will be installed at Frigate.

Roof repairs are needed at the rear of Yawl and Ketch. G. Lee is currently looking for sealant.

The Board discussed replacing the railing parking lot rails with wood or synthetic. G. Lee suggested powder coated aluminum. Lee will get a price using the black color.

Pressure washing and window cleaning quotes were discussed. After discussion, S. McKinney motioned to use Sea to Summit to clean buildings and windows with low pressure with a provision if it doesn't look good, use an alternative method starting with highest elevation. S. Harnett seconded this motion and the motion carried.

G. Lee stated he will get this scheduled near the end of May. Lee will be onsite the 1st day of cleaning to make sure it works. A reminder was noted to not allow water to get in 3rd floor ceilings.

Elevator: The Board discussed the elevator contract and the need to meet face to face with provider to discuss. The upgrades currently pending are 5 door operators and 7 power units.

Elevator flooring such as color and material choices were discussed. G. Lee presented samples to the Board. After further discussion, Lee will obtain further sample colors of Burnt Umber range and grey.

Landscape Report: S. Harnett stated CARE will have to approve all marked tree removals. B. Stuart needs a breakdown by building showing the descriptions such as orange tags for removal, pink tags for trimming.

Irrigation system will be turned back on by Month end. The landscaper will need to know the irrigation zones.

The Board discussed the Ketch lighting post needing paint. S. McKinney and S. Harnett volunteered to paint.

S. McKinney motioned to paint light posts at Square Rigger and Ketch an Iron Orr color. The paint will be expensed in painting. Labor is voluntary. S. Harnett seconded this motion and the motion carried.

The Board discussed installing waste station receptacles in each area due to dog waste issues in the Community. This would require someone dumping the receptacles when needed.

Parking:

Violations & Enforcement: Quiet time of year, things going well.

Old/Unfinished Business:

Janitorial and Trash service: All agreed Clemson Cleaners are doing a good job. Clemson Cleaners has asked for a meeting with Geig Lee.

Jabra Speaker/Mic: Will be presented at the next meeting.

Questions & Comments from Owners/Visitors:

B. Click and L. Heining commented they appreciate the Board and their time spent.

New Business: A report was reviewed on insurance companies not allowing grills per County code in another area. Gas grills will be an exception but they must obey county code. Electric grills would be limited. B. Stuart will discuss with Tall Ship's insurance agent.

Motion made by G. Crumbley with second by S. McKinney to adjourn. Motion approved.