

TALL SHIPS BOARD OF DIRECTORS

MONTHLY MEETING

MARCH 9, 2010, MAINTENANCE CENTER

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

ABSENT: Rob Routman, Frank Patterson

GUEST: John Taylor

CALL TO ORDER: 9:03AM

APPROVAL OF FEBRUARY MINUTES: Lester moved that they be approved, seconded by Bob. All were in favor.

TREASURER'S REPORT: Concern was expressed over absenteeism of Rob due to teaching conflicts. Rob is willing to resign if someone can be found to take his position of Treasurer. Cathy gave the report saying our budget is good noting we have \$46,000.00 plus in reserves. The \$60,000.00 for repairs was already in the budget. The Board agreed to postpone some things to next year and to review items for repair to make sure they are needed, thus avoiding any assessments to owners. The Board will try to keep \$60,000.00 plus in reserves and repair and paint two buildings per year. A list should be made of present projects and those for the future.

ENGINEERING REPORT: The stucco repair is completed on Schooner; scaffolding is being set up at Ketch. Rotted beams are still being found over doorways.

PROPERTY MANAGER'S REPORT: Timer switches have been installed on lights in storage areas. Insulation in these areas is being replaced. Ways to keep insulation propped up was discussed; perhaps something akin to a clothesline.

Unit owners need to inform neighbors of any repairs to their unit so neighbors are apprised of any noise or inconvenience. It has been suggested that owners install soundproofing before installing hardwood floors.

Whose insurance will pay for water damage to unit below? The handbook will be brought to next meeting for revision and/or addition in these two areas.

EXISTING BUSINESS:

- A. Douglas Tree Trimming – no response.
- B. Insurance contract – tabled.

- C. Timer switches – installed.
- D. Contract review – Goldsmith is looking at someone who lives in Keowee Key as a new-hire to be an on-site agent. With an on-site agent more walk-throughs could be done. The agent would work directly with the four building representatives.
- E. Panels: There was a concern about a possible illegal Board meeting. The Board made the following resolution:
Be it resolved that there will be a revision to the earlier contract with Anderson Boat Canvas as to appearance and esthetics. Board approves and awards the contract to Anderson Boat Canvas. Contract should include the following:
 - a) Dual panels
 - b) New cords and grommets
 - c) Vinyl panels – Patio 500
 - d) Spacing of canvas installed 1" to 1 1/4" around railings
 - e) Color - Vanguard Blue #503
 - f) Total price: \$26,608.00 for Schooner and Clipper
 - g) Patios are to be owner's responsibility and owner will pay \$238.00 for vinyl panels and grommets and \$150.00 for rail painting which includes rust removal and priming.

Lester moved that we accept this resolution, it was seconded by Bob. All were in favor.

NEW BUSINESS

- A. Steps to Leisure Trail between Yawl and Ketch: several steps are in really bad shape. Cathy will get prices on replacing steps, perhaps reinforcing railroad ties with cold pack tar.
- B. Insulation: A unit owner has stated that he has outdated insulation in his attic. He'll need to get a contract for replacing this and will need the Board's approval.
- C. Kentucky Derby Party will be Saturday, May 1, at the Marina Activity Center.
- D. Cracks in Parking lots: Cathy will get estimates for the Board to review.
- E. Pets: some are roaming free in landscaping in Yawl and Ketch. A letter will be sent to the pet owner outlining responsibilities of pet owning in condo buildings. Is there a maximum of dogs per unit? Should pet owner be fined for his/her pet's damage?
- F. Pebble Floor: tabled to 2011.
- G. Long term reserve status: we do not need another analysis; we can adjust reserves to what we already have.
- H. Parking spots: there is a concern about people using reserved parking spots even when the name side is exposed.
- I. Branches near Clipper building: Lester will take care of this.
- J. Amy has encountered mildew when cleaning the stairs.
- K. Individual porches (decks): Owners in Schooner and Clipper buildings will receive a letter regarding the price of replacing the panels and painting the rails. Owners who decide to have this done will be invoiced in 30 days and will have 60 days to pay.

A motion was made by Judy to adjourn the meeting, seconded by Kathy. All were in favor. The meeting was adjourned at 10:56AM.

Respectfully submitted: Judy Coolidge-Fill, Secretary.

DRAFT