

TALL SHIP ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Meeting Date:

May 10, 2022

Call to Order:

B. Stuart called the meeting to order.

Present:

Frank Aaron, Dale Blazek, Gary Crumbley, Star McKinney, Barry Stuart (BOD)

Geig Lee, Diane Lee (FPM)

Guest: S. Stuart (229)

5 owners via zoom

Questions & Comments from Owners/Visitors:

None

Approval of Minutes:

S. McKinney motioned to approve the April minutes as amended. All in favor.

Treasurer's Report:

F. Aaron reviewed the April budgeting at length. 82 units have prepaid the assessment. 38 units still owe. Premier loan balance as of April 30, 2022 is \$735,332.40. The new prepayment amount for May 10, 2022 is \$19,550.85.

The balance of the Operating account as of April 30, 2022 is \$139,753.40.

The balance of the Capital account as of April 30, 2022 is \$96,446.60.

The balance of the Bad Debt account as of April 30, 2022 is \$100,000.00.

The balance of the Assessment account as of April 30, 2022 is \$48,096.56.

The delinquent report as of April 30, 2022: Total \$3,427.84. A lien has been filed on 2 units.

D. Lee discussed different options for online bill pay. After discussion, the Board decided to proceed with the online payment option. Owners will receive notice when the online payment option is available.

Engineering & Property Manager's Report:

Project updates: Stucco Update: Repair product has been ordered and expected to arrive next week. \$15,000.00 estimate on 2 long columns.

Clipper painting: Additional painters have been requested to get completed by Summer.

Deck Balconies: Sq. Rigger and Schooner still have railings scheduled to paint.

Parking Lot Lighting: The representative has concerns regarding all infrastructure and wires inground. G. Lee will contact Duke Energy to move forward with lighting.

Elevators: The mother board is in the process of being refurbished.

New repair & Maintenance issues:

G. Lee stated 4 dehumidifiers have been installed. 3 additional dehumidifiers are needed.

G. Lee stated structural rot at Tall Ship 101 was discovered when tile was removed.

Gutters were cleaned last month. Carpenter bee traps were emptied and more traps will be installed near stairwells. S. McKinney stated bees are deterred by mint flavor and lemon scent. Spraying with lemon and water will help as well. Cleaners will be asked to use citrus cleaner.

G. Lee will have the dehumidifiers in storage rooms turned on.

Roof project:

Closed for now.

Current Projects: Railing paint at Clipper:

F. Aaron discussed a major safety issue with painters not putting tarps back up. After discussion, F. Aaron made a motion that by May 25th barriers be erected and tarps reinstalled on top 2 floors. S. McKinney seconded this motion and it passed unanimously.

Parking:

S. McKinney stated parking is dealt with case by case. If owners are using a contractor, then the contractor should use their parking space. F. Aaron feels towing will solve the problems.

There was a discussion of stopping renovations by May 25th thru Labor Day.

Landscape Report: S. McKinney stated the bank area has been completed. Irrigation areas are being addressed. G. Lee stated the wiring had been spliced on the drip system. The wire still needs to be buried.

S. McKinney stated the tree company will return on June 16th to remove the Oak behind Sq. Rigger.

S. McKinney discussed the need to plant more flowers around the units. Possibly citrus plants to repel carpenter bees.

S. McKinney discussed several issues owners have requested.

- Magnolia tree is causing a drainage issue. Will get cost for removal.
- Crepe Myrtles, need topping. Some are already done. Will check with the landscapers and do next winter.

S. McKinney stated the landscape committee is working on a scope of work for the landscapers and others. CARE will need to help identify whom is responsible for which trees.

D. Blazek stated there is an erosion issue occurring near units 118, 119, 120. G. Lee stated a drain will be installed. Mulch will be done after drainage problem is fixed. Left side of Schooner needs work also.

Old/Unfinished Business:

Janitorial complaints regarding boxes left in trash rooms. The Board discussed a motion to install a camera at Clipper elevator room, F. Aaron will monitor.

S. McKinney motioned to install a ring camera and see if it helps with trash control at Clipper. \$100.00 fine for trash room violations. F. Aaron seconded this motion. No fines will be issued within trial period. Trial period is 30 days from when camera will be installed and paperwork updated to reflect fine.

Unit 336 Remodel:

Remove from agenda.

Unit 103 and 314 needs monitored smoke alarms. Priority One Security will come out and inspect. Owners will be fined if disconnected.

Adjourn: D. Blazek motioned to adjourn. G. Crumbley seconded this motion and the motion carried.