

TALL SHIP ASSOCIATION

ANNUAL MEETING

DECEMBER 13, 2009

KEOWEE ROOM

PRESENT: Carlos Luria, Lester Essex, Bob Stojetz, Kathy Stanton, Rob Routman, Cathy Mays, Judy Coolidge-Fill

ABSENT: Rick McDuff

GUESTS: 22 owners

CALL TO ORDER: 2:05PM

PROOF OF NOTICE: Yes

ESTABLISHMENT OF QUORUM: yes 22 owners and 32 proxies

Prior to the actual business meeting a representative from FOLKS (Friends of Lake Keowee Society) made a presentation encouraging Tall Ship owners to become members of the organization. FOLKS works to preserve Lake Keowee, tests the water, promotes boating safety, measures sewage in the lake and sends out a newsletter and has informative films.

PRESIDENT'S REPORT: There have been no sales of units this year which has impacted on the reserves. He hoped owners had noticed the nice new signage. The janitorial service is improved. We have lost Tom Schill, who oversaw what contractors were doing; he needs to be replaced. There are still some minor alarm problems: some owners are removing the horns due to loudness. This practice disables other units downstream and is also a federal offense. *The Fire Dept. has said that it may press for prosecution.*

He would like to have the email addresses for all owners as it is much less expensive to communicate via email. *You can add your address to our List by sending an e-mail to info@tallshipscondos.com*

He thanked the Board and the owners for their cooperation during his time as president.

He then introduced the Board members present: Lester Essex, Bob Stojetz, Rob Routman, Kathy Stanton, and Judy Coolidge-Fill.

BUDGET REPORT: Rob reported no necessary increase in regime fees as we are staying within the budget. He explained how to read the budget.

Some of the things that are being done are the painting and canvas replacement in Clipper and Schooner. The canvas dates to about 1987. The canvas is being replaced front and back and it is cheaper to do it all at once. The painting and canvas replacement will cost \$28,500. (Owners can have their balcony panels replaced for \$138.00 and rails painted for \$150.00.)

One owner suggested the suspension of the \$1500.00 transfer fee for two years to encourage the sale of units. Much discussion followed but it was decided to keep the transfer fee and review it as needed.

Tall Ships has been named a defendant in a foreclosure to quiet any claims regarding our right of first refusal and claims as a junior creditor. At this time, Tall Ships has no outstanding assessments against the unit. Said foreclosure may be resolved by negotiations. However, should it proceed to a legal sale, the treasurer sought the consensus feeling of the homeowners present regarding exercise of the right of first refusal and/or purchase at legal sale. At present there are 20-24 units for sale. A general discussion was held and the consensus feeling was that Tall Ships should not be in the real estate business. Hence, the treasurer and board have no current plans to initiate bylaw procedures for exercising purchase rights during the foreclosure.

A motion was made by Claire Giordano to approve the budget, which was seconded by Mary Lee Davis. All were in favor.

STRUCTURAL REPAIR REPORT: Most of the serious repairs are completed; more cosmetic work is being done now. The work crew is now in Schooner. Kickouts have been installed in the tops of the gutters. The new signage is still being worked on; the Frigate sign will be raised.

UPCOMING PROJECTS: None.

NOMINATING COMMITTEE REPORT: The following are nominated: Frank Patterson, Barry Stuart, Kathy Stanton, Rob Routman. Mike Ferrato moved that they be accepted; seconded by Andy Wintercorn. All were in favor. The new Board of Directors was introduced: Frank Patterson, Barry Stuart, Kathy Stanton, Rob Routman, Bob Stojetz, Lester Essex, Judy Coolidge-Fill. Carlos Luria and Rick McDuff are leaving the Board.

RESPONSE TO OWNERS' QUESTIONS: The subject of a barbecue pit in the Tall Ship grove was brought up. There had been one there earlier but it was not maintained. The new Board will address this issue. It will also need to look for a new maintenance engineer.

An alarm in the first floor closet in Schooner has been going off; this has been reported to Blue Ridge Security.

ADJOURNMENT: A motion was made by Virginia Sholar to adjourn the meeting; it was seconded by Andy Wintercorn. All were in favor. The meeting was adjourned at 3:25PM.

RESPECTFULLY SUBMITTED: Judy Coolidge-Fill, Secretary.

DRAFT