

*TALL SHIPS BOARD OF DIRECTORS
MONTHLY MEETING
JANUARY 14, 2009
CONFERENCE ROOM
MAINTENANCE CENTER*

*PRESENT: Lester Essex, Kathy Stanton, Bob Stojetz, Rick Mc Duff,
Judy Coolidge-Fill, Cathy Mays*

ABSENT: Carlos Luria, Rob Routman

GUESTS: Sylvia Stuart, Barry Stuart, Tom Schill

CALL TO ORDER: 9AM

*APPROVAL OF MINUTES: Rick McDuff moved for the approval of the
November and December minutes; Bob Stojetz seconded; all were in favor.*

TREASURER'S REPORT: None.

*ENGINEER'S REPORT: A wall in Yawl building will be patched as soon as
the crew returns. Pebble flooring in foyers will be resealed. The roof will be
inspected in August.*

*PROPERTY MANAGER'S REPORT: There is \$22,736 debt income for
reserves. We kept within budget even with the repairs. The fireplace
inspection is not needed this year so there will be extra money in the
reserves.*

*A concern was raised about an assessment made on four units that
had a structural wall removed to make the master bedroom larger. One
owner paid the assessment, the other three did not. During the lawsuit this
was put on the back burner. Since several years have passed the statute of
limitations has expired and the board does not feel that it can force the three
to pay the assessment and will not reimburse the owner who paid the
assessment.*

*Asphalt resurfacing: there is a one year warranty on it that expires in
July. There is concern about some cracks appearing. An engineer was
hired to oversee the job and he filed a report. He will be asked to look at it
when the weather breaks to assess any damage.*

The use of pavers was discussed and discounted as being extremely expensive

There is concern about a lot of debris in one of the storage units; the owners will be asked to remove it.

OLD BUSINESS:

Barriers in basement storage areas: the board will look into putting these on the ceiling as a flame retardant.

Dryer vents exhaust in crawl spaces: it's possible to replace plastic parts with better material. Further inspection is needed before the board proceeds on this. It was also decided to have Randy inspect all the crawl spaces.

Signs: Bob handed out three quotes from different sign companies in the area. All three were very different as the amount of work was very different: from repainting what is already there to total replacement.

It was suggested that quotes may be less expensive from companies in Charlotte or Atlanta as local companies think Keowee Key is populated by the very rich.

The board was asked to take pictures of signs they see that are pleasing.

NEW BUSINESS:

Monthly inspection of the buildings was begun on January 14 with Lester accompanying Cathy on the rounds. Rick will accompany her after the February board meeting. The March board member will be appointed at the next board meeting.

The lower tree branch removal was approved by the board.

Cathy will meet with owners in Ketch next week to decide what to do with the landscaping problem at that building. There are also plant problems at Square Rigger..

Sylvia suggested putting new plants around the Tall Ship sign, but that has to wait until the board decides what to do with the signs.

The contract with present landscaping company expires in March. The board will observe their work before deciding to continue the contract.

ADJOURNMENT: 10:35

RESPECTFULLY SUBMITTED: Judy Coolidge-Fill, Secretary.