

*TALL SHIPS BOARD OF DIRECTORS
MONTHLY MEETING
CONFERENCE ROOM, MAINTENANCE CENTER
FEBRUARY 10, 2009*

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

ABSENT: Tom Schill

GUEST: Barry Stuart

CALL TO ORDER: 9:05AM.

APPROVAL OF JANUARY MINUTES: Moved by Rick McDuff, seconded, by Rob Routman; all were in favor.

TREASURER'S REPORT: Rob reviewed the monthly statement provided by Cathy Mays and highlighted some expenses: some that will be needed and some not. He also went over the delinquent list.

FINANCIAL COMMENTS FROM MFA MEETING: State Senator Tom Alexander has a bill that would put HOA indebtedness ahead of the bank's interests in foreclosures. However, the bank is the primary creditor as it has more at stake than the HOA.

Delinquencies are on the rise in Keowee Key due to economy. Some HOAs are filing more grievous delinquencies with credit agencies such as EQUIFAX. This may be unlawful.

Possible realignment of charges by KKUS. Some condo owners are being charged for utilities not used.

Terminix to Apex: not discussed.

ENGINEERING REPORT: Due to an appointment conflict, I will be unable to attend this month's meeting. The following is a progress report on the stucco repair project:

The Clipper elevator building fascia repair is continuing. As of today, the backer board has been installed over the fascia, and one fascia board has been replaced due to water damage on the 3rd floor. Repairs have also been made to the concrete deck where the cracking allowed water penetration.

Two columns in the vicinity of the elevator building are also being repaired. They are to the point of lath installed, with 3 coats of brown and base coats required. Weather permitting, this work should be completed by the first of next week.

Chris informed me that he will be taking little Chris to Charleston the 26th. He hopes to get full weeks in before then. Last week was very short due to weather and a personal family matter.

The patch on the end of Yawl is complete. The texture should be a good match because Chris did the work. Color, however, is always a possible issue due to the matching of the finish material having been done for other buildings, and not every time a patch is done. In other words he used what he has been using on recent work.

Cathy Mays will have to report on the status of the under building inspections.

Respectfully submitted,

Tom Schill

PROPERTY MANAGER'S REPORT: MANAGER'S REPORT
February, 2009

- **Financial update:**
Per the Board's instruction I transferred the 2008 net income of \$18,372.98 to reserves.

I received a letter from your current landscaper stating that the 5% increase in the 2009 contract would no longer be necessary. They find that because the fuel prices have now decreased and the downturn in the economy they will keep the 2008 contract price.

Late notices were sent to all on the delinquent list.

- **Landscape Update:**
Kitty Miller and I met with Rainmaker Irrigation regarding the Ketch building landscape upgrades. The first thing we did was turn on the irrigation system to analyze whether we had adequate coverage for the new plantings. We found that we only need to do some minor adjustments and add a couple of new heads. We then discussed what and how the new material will be installed. Kitty and I both feel comfortable that it will be completed in a manner that is appropriate.
- **Monthly inspection:**
The majority of the inspection that was completed last month by Lester Essex and me was centered on the storage areas. We found that quite a few of the entrance doors and framing need to either be replaced or repaired. I forwarded this to Randy our maintenance company for review and to quote on the repairs. I should have his write up for discussion at our meeting.
- **Asphalt Inspection:**
I contacted King Asphalt to review the parking lots. We tentatively will meet sometime next week.

*Unit 217: A contractor charged a unit owner \$250 for repairing a leak in the master bath window. Rick moved that the board pay for the repair work, seconded by Rob; all were in favor. **HOWEVER, IN THE FUTURE, THE BOARD NEEDS TO LOOK AT THE PROBLEM BEFORE IT IS REPAIRED. THE BOARD HAS THE RIGHT OF INSPECTION. ANY OWNER NOT COMPLYING WITH THIS WILL NOT GET REMUNERATION.***

Storage room doors: some need to be repainted, some need new frames or parts of frames. Randy will accompany Cathy, Carlos, and Rick on the March inspection.

OLD BUSINESS:

Sheetrock in storage areas: Cathy has a quote for an earlier board; she will update it.

Debris in storage area outside of cages: Owners will be notified that they have thirty (30) days to remove this or the board will confiscate it.

Asphalt inspection: Cathy and a board member will look at this in the next two weeks.

NEW BUSINESS:

Inspection in March: see above.

Clarify meeting day and place: this is in the works.

Orkin person cannot get into all units with master key as some locks have been changed. This will be checked during the March inspection.

Signs: \$28,000 is in reserves for this. An ad hoc committee of Kathy Stanton, Lester Essex, and Bob Stojetz was set up to find designs and costs.

ADJOURNMENT: Judy moved that the meeting be adjourned, Rick seconded, all were in favor; the meeting adjourned at 10:18AM.

RESPECTFULLY SUBMITTED; Judy Coolidge-Fill, Secretary