

*TALL SHIP BOARD OF DIRECTORS  
MONTHLY MEETING  
FEBRUARY 13, 2008  
CONFERENCE ROOM  
MAINTENANCE CENTER*

*PRESENT: Kathy Stanton, Bob Stojetz, Carlos Luria, Rob Routman, Judy Coolidge-Fill, Tom Schill, Cathy Mays*

*ABSENT: Frances Johnson, Rick McDuff*

*GUESTS: Harold Capitola, Barry Stuart*

*CALL TO ORDER: 9:00*

*REPORTS:*

*Review and approval of minutes: The approval of the minutes of the January meeting was moved by Rob Routman and seconded by Bob Stojetz. All were in favor. The secretary will post approved minutes along with a list of the directors.*

*Engineer's report: Tom explained the procedure for the testing of the fire alarms. This will be done annually. There is concern regarding tampering of these alarms which defeats the whole purpose of the system.*

*The stucco and fascia repairs continue.*

*Property manager's report: Cathy accompanied our insurance agent around the entire property. The agent was pleased at what she saw but will send recommendations to Cathy.*

*The chimneys will be inspected and a Board member will have to accompany the inspector. Tall Ships will pay for the inspection; if the chimney needs to be cleaned, it will be the responsibility of the owner at a cost of \$50.00.*

*Late notices were sent to those delinquent on payments.*

*Cathy will look into hiring an engineering consulting firm to oversee the paving of the parking lot to ensure it is up to today's standards.*

*Treasurer's report: Cathy will provide historical data back to 2001 when Goldsmith became property manager. Rob will reconstruct the flow of expenses and update reserve funds. He also hopes to further explain the settlement with Realtec et al.*

*The current insurance policy will be reviewed and changes may be needed.*

*The sale of the four acres near the Tall Ship sign may be a possible money raiser.*

#### **OLD BUSINESS:**

*New web site: Tall Ship may be able to use a portal of KKPOA website; Carlos will look into this. There was concern regarding the security of the present website and also the description of the property.*

*Community Association Institute: Cathy has recommended that we join this; we need to know the benefits of the association. There will be a meeting of this association in Greenville in April.*

*Insect spraying: At the present time only the inside of the buildings is being sprayed, not the outside. The Board will discuss with Orkin which is best.*

*Trash containers: These will be in place soon.*

#### **NEW BUSINESS:**

*Landscaping: Newly planted trees are guaranteed for one year.*

*Monthly inspection: These will begin again in March.*

*After a move by Judy and a second by Bob, and an approval by all,  
the meeting was adjourned at 10:15.*

*Respectfully submitted: Judy Coolidge-Fill, Secretary*

DRAFT