

**TALL SHIPS BOARD OF DIRECTORS
MONTHLY MEETING
CONFERENCE ROOM, MAINTENANCE CENTER
June 9, 2009**

PRESENT: *Carlos Luria, Lester Essex, Kathy Stanton, Bob Stojetz, Rick McDuff,*

ABSENT: *Rob Routman, Judy Coolidge-Fill, Cathy Mays*

GUESTS: *Tom Schill, Barry Stuart, John and Sally Taylor*

CALL TO ORDER: 9:00 AM

APPROVAL OF MINUTES: *A motion to approve the minutes of the May meeting was made by Rick McDuff, seconded by Bob Stojetz, and approved by all.*

GUEST COMMENTS: *The President asked the guests if they would like to address an issue or make any comments. The guests remarked at how well the repairs were going at Clipper and inquired as to what work schedule the crew had. Tom Schill stated that due to our cash flow restraints and the health of a member of the crew leader's family that a firm schedule could not be established.*

ENGINEERING REPORT:

- a) *A leak in the roof was found in Clipper at one of the "V" junction points. Structural damage was found underneath the leak. The warranty was found not to cover repairs as a result of a leak, but only to the leak itself.*
- b) *The crew leader has also offered to bid on the Housekeeping Contract. The Board will get him a copy of the existing contract. This would also be an opportune time to invite the existing contractor in for a performance review to date.*

TREASURER'S REPORT: *None.*

OTHER FINANCIAL: *None*

PROPERTY MANAGER'S REPORT: None

Due to the emergency absence of Cathy Mays, no report is available; however, the President stated that he would e-mail a written report to the other Board members as soon as he has it

OLD BUSINESS:

- a) *Sheetrock in basements: Still pending. The Fire Marshall says that what is stored in these areas is as important as retarding the spread of a fire once it has started. Combustibles and explosive materials such as propane cylinders and cans of paint or paint thinners would cause extensive damage in spite of any retardants installed. A plan to inspect, monitor, enforce and perhaps fine violators of a storage policy needs to be implemented and the Association's legal authority researched.*
- b) *Asphalt inspections: A report from the Property Manager was expected at this meeting. Check with Property Manager.*
- c) *Clipper Canvas Panels Facing Tall Ship Dr.: These panels look bad from the street. Two of the owners of units in this wing of Clipper have implemented their own, but different remedies. A committee could be appointed to study the alternatives and make specific requirements for remedial work. The committee could also consider painting these railings at the same time. As this maintenance has been determined to be the owners' responsibility, a letter would need to be generated stating such and providing the approved remedies. Cathy Mays would generate the letter.*

This might be another project that the stucco crew would be interested in quoting. Preliminary information of the proposed action should be included in the next "Beacon" to be sent out.

Lester Essex agreed to put the specifications for remedy together, and Rick McDuff agreed to contact Cathy Mays regarding a letter to the owners as to the legal authority to require corrective action.

- d) *Signs: The money for signs is still budgeted. Replacement seems to be the better alternative. That would allow an upgrade to appearance as well as minimize maintenance for the near future.*

The quote obtained by Lester Essex from the Charlotte firm is for \$20,050 but does not include the signs on the right hand side of Tall Ship Dr. going down the hill. Could significant savings be obtained if only the front sides of these signs were lettered, and could this cause a problem for visitors?

Bob Stojetz will visit the Charlotte company to get a final updated quote for action at the August Board meeting. He will also take photographs of the signs by the elevator for possible future action. Some of these are in bad shape.

NEW BUSINESS: None

Lester Essex moved for adjournment, seconded by Rick McDuff, all approved. The meeting was adjourned at 10:08 AM.

RESPECTFULLY SUBMITTED:
Barry Stuart, Acting Secretary

REMINDER – THERE IS NO PLANNED BOARD MEETING FOR JULY.