

Minutes
Tall Ship Board of Directors Meeting
September 10, 2008
Maintenance Building

Present: Carlos Luria, Rob Routman, Rick McDuff, Kathy Stanton, Frances Johnson and Cathy Mays of Goldsmith

Absent: Bob Stojetz and Judy Coolidge-Fill

Guests: Tom Schill, Barry Stuart, Lea Allison, Carolyn Asperger, Kitty Miller, Sylvia Stuart and Ray Nykaza

I. Call to Order:

The meeting was called to order at 9:06 A.M. by Carlos Luria, President.

II. Approval of June 2008 Minutes:

As all Board members had been sent a copy of the June 10 minutes for review, a motion was entertained to accept the minutes as presented.

Motion: The Minutes of the June 10, 2008 meeting are approved as presented.

Moved: Rob Routman
Seconded: Kathy Stanton
Unanimous

01.09.08

III. Treasurer's Report:

Rob Routman, Treasurer, stated that our reserves are way down as a result of the projects both underway and completed. The budgeted expenses for the year are running below budget for the year. He asked Tom Schill if there was an amount that could be budgeted for fixing the kick outs and fascia boards. Mr. Schill stated that the work being done was being invoiced on a time and material basis because until these areas are opened up it is difficult to predict the amount of work required.

Mr. Routman stated that he would be introducing a motion to make it easier for 1st Refusals to be handled. Mr. Luria stated that with the current real estate market this action might be premature.

In response to a query from an owner, Cathy Mays said repairs to the signs are scheduled for next year and the replacement of the railroad ties on the steps to the Leisure Trail is handled on an as need basis.

IV. Engineering Report:

Tom Schill reported that we had, to date, spent \$50,000 on stucco and related repairs. The budget for this year was \$40,000.

The balconies are complete now that the bee situation in one of the columns has been eliminated. The fascia boards at Yawl are being replaced and he had pictures illustrating the damage found. The contractor will be back on the job soon.

When asked about project completion, Mr. Schill stated that at the current rate, it is costing the Association approximately \$3,500 to \$4,500 per week, but it would not be possible to accurately give a completion date.

V. Property Manager's Report:

A. Building insurance reappraisal:

Cathy Mays stated that the cost of an insurance reappraisal would be \$400 per building.

Motion: The Board authorizes the payment of \$400 per building to obtain an accurate current replacement cost estimate for each building.

□

Moved: Rob Routman
Seconded: Frances Johnson
Unanimous
02.09.08

B. Landscaping:

1. Dead shrubbery at Yawl:

Cathy Mays will be meeting with LDG to view and discuss the problem and potential solutions. She will let Kathy Stanton know when the meeting is scheduled in case she would like to attend.

2. Shrubby at Ketch:

Kitty Miller showed some leaves taken from a live shrub with some sort of insect infestation on the underside of the leaves. It was suggested that a County Agriculture Agent or Clemson horticulture personnel might provide assistance. Mrs. Miller was asked to contact these agencies for help.

3. Questions and observations:

Do we want to bid out the landscape maintenance now that it is budget time?

Do we want landscape maintenance and replacement plantings to be done by the same company?

Exactly where are our problems, wrong plants or lack of proper maintenance?

What is the status of our irrigation system?

Philosophically, to maintain property values we need to have landscaping at its best, particularly with prices dropping.

October is scheduled time for renewing landscape projects.

Kitty Miller, Kathy Stanton and Carolyn Asperger will get together and review all landscaping needs and work out a plan of what needs attention. The Board then can prioritize its preferences as to the plan to follow.

3. Quote on Master Plan for Ketch:

Kitty Miller stated that she has two quotes from landscape specialists for the new landscaping at Ketch in line with the Master Plan; however she questions it as to accuracy now that additional plants have died.

Mrs. Miller asked if she should ask the companies who have bid on the Ketch Project if they would like to quote the maintenance. Both the Board members and Cathy Mays said it would be appropriate to ask them.

VI. Accessible Matters:

A. Square Rigger Access Ramp:

After inspecting the temporary ramp in place at Square Rigger, it was concluded that the ramp is unstable along its longest span, and the “at risk” signs at each end do not lessen the liability in case of an accident.

The issue at hand is how do we serve the party needing the ramp and at the same time, limit the liability of the Association.

Rob Routman offered a possible solution to a permanent ramp would be for the owner desiring the ramp to construct a permanent one which would then become Tall Ship property. The Association would then accept responsibility for maintenance and liability for the ramp.

As to the temporary ramp and its liability, the owners of the temporary ramp could take out an umbrella insurance policy and then indemnify the Association against all liability claims.

After a series of motions made and withdrawn following discussion of them, the following motion was made:

Motion: The Board authorizes the Homeowner who have installed the temporary ramp to maintain that ramp conditional upon an additional support under the long span of the ramp and the provision of an indemnity agreement within two weeks of date hereof.. In the event the ramp owners elect not to provide indemnification, the ramp shall be removed immediately. In the event that the owners have installed the additional support and provided a signed indemnification agreement, the ramp shall be permitted until further action by the Board.

In the event that the Board reasonably determines that conditions cause the ramp to be unsafe, it may order that the ramp be removed until such times as the unsafe condition no longer exists, i.e. icy conditions.

□

Moved: Rob Routman
Seconded: Frances Johnson
4 in favor – 1 against
03.09.08

Following the authorization for the temporary ramp, the following motion was introduced.

Motion: The Board authorizes the construction of a permanent ramp contingent upon:

- (1) Presentation of an aesthetically pleasing design
- (2) Contingent upon approval by the Homeowners at the next Annual Meeting

The financing of the permanent ramp is to be determined at a later date during the Homeowners meeting. Upon failure of financing the permanent ramp, the authorization to construct is voided. In addition the Homeowners may vote on a procedure for making all buildings accessible.

□

Moved: Rob Routman
Seconded: Frances Johnson
4 in favor – 1 against
04.09.08

The owner of the temporary ramp stated that they have been in contact with The Piedmont Tinker to rectify the unstable condition in the long span. The possibilities of strip lighting and some form of heat application during icy conditions were also discussed.

B. Railings at Yawl:

Kathy Stanton brought up the issue of the lack of a railing along the steps going into Yawl. She stated that one resident had fallen and she was concerned about liability. She stated that she had talked to R&R Specialty Contractors about the cost. She was given a figure of \$800 for railings for both sides of the steps.

Motion: The Board authorizes the installation of handrails meeting ADA specs along the steps in Yawl building that do not have a railing.

□

Moved: Rick McDuff
Seconded: Kathy Stanton
Unanimous
05.09.08

VII. Additional Existing Business:
A. Basement Fire Retardant;

The addition of sheet rock as a fire retardant in the basement was held over for the next meeting.

B. Interior Water Leaks:

A brief discussion was held concerning the liability of damage done by water leaking from one condo to another. Different insurance companies apparently take different positions regarding liability in these cases. Owner need to know the position that is taken by their insurer.

C. Stucco Construction Costs:

To enable the continuation of stucco work, an authorization is needed from the Board.

Motion: The Board authorizes the payment of stucco related construction costs in the areas of kick outs and fascia boards up to \$20,000.

Moved: Rob Routman
Seconded: Rick McDuff
Unanimous

06.09.08

VIII. New Business:

Due to time constraints the only matter discussed a policy regarding communications from the Board and individual Board members to the homeowners at large.

Motion: Communications to Homeowners regarding the Annual Meeting be approved by in advance by the Board.

Moved: Rob Routman
Seconded: Rick McDuff
Unanimous

07.09.08

The meeting adjourned at 12:01 P.M.

Respectfully Submitted

Barry Stuart
Acting Secretary