

*TALL SHIP BOARD OF DIRECTORS
MONTHLY MEETING
TUESDAY, JANUARY 15, 2008
CHEROKEE ROOM AT THE ACTIVITY CENTER*

*PRESENT: BOB STOJETZ, KATHY STANTON, FRANCES JOHNSON,
CARLOS LURIA, ROB ROUTMAN, RICK MCDUFF, CATHY
MAYS, TOM SCHILL, JUDY COOLIDGE-FILL*

*GUESTS: VIRGINIA SHOLAR, BRANDON SHIRLEY, BARRY STUART,
WELDON FILL.*

CALL TO ORDER: 9:08AM

VIRGINIA SHOLAR: The past president had several items for the Board to consider:

*New webpage,
Representative to the quarterly multi-family communities meeting,
Technical manager's recommendation that new batteries be installed
with new fire alarms,*

*Proposed enforcement of Keowee Key By-laws regarding timesharing
form.*

*Community Association Institute – she recommended that the board
join this association which gives legal advice, provides workshops,
homeowner protection etc.*

*She also said she had received a letter from someone wanting to know
if any of the special assessment would be refunded due to the settlement.
Virginia has posted a letter on our website with the answer.*

M. BRANDON SHIRLEY, ASST CHIEF FIRE MARSHALL

*Fire alarms: Blue Ridge has completed the installation of the alarms.
In the next two weeks the alarms in each unit will be checked. He showed an
alarm panel and described the system.*

*There was concern about a 15 minute response to an
alarm. Brandon explained that somehow the fire department went to the
South gate first. The fire department has to respond to every call which
usually takes four to seven minutes.*

*Basement fire retardant: Brandon recommended strongly that
sheetrock be put in between the storage areas in the basement. This would
provide a two-hour fire retardant.*

A sprinkler system was discussed which is expensive and the pipes could melt in the heat. A ductile iron system was also discussed; this would be the best and the most expensive.

It was decided that the board would buy the sheetrock and hire someone to put them in the basement areas.

Hazardous materials such as oil-based paint, gasoline, propane, should NOT be stored in these areas.

Brandon can be reached via email at MBS1703@charter.net.

REPORTS:

Secretary: The minutes of the December 9, 2007 annual meeting approved for posting.

There is concern about approving the minutes via email. The board needs to look at the master deed and by-laws and perhaps make a change in them. Meanwhile the minutes can be circulated via email but cannot be approved that way. They also can be posted with the word DRAFT written across them.

Technical Manager: New batteries will be installed with new fire alarms. Old style smoke detectors will be replaced with new ones and should be outside the kitchen in the dining area. A temporary audible alarm in Cutter will be replaced.

The stucco repairs continue; other problems are being found and repaired. The Board needs to go over the budget for repairs.

Chimney inspections are due and will be paid for by the Board; if the chimney needs cleaning, the owner will pay for that.

Treasurer: Cathy and Rob will review past and future expenses and will have a report for the February meeting.

Property Manager: Cathy has met with three paving companies for the parking lots. There was a discussion regarding asphalt versus concrete. Core samples need to be taken to see what's underneath the parking lots. There is concern about big moving vans doing damage due to their weight. There is also concern about owners not reversing their lot sign when they are gone for long periods of time.

The new cleaning company is on board and will be here Mondays, Wednesdays and Fridays.

Social: Sylvia Stuart will continue as chairperson until they move.

OLD BUSINESS

Trash containers: New containers were approved and will be in the trash rooms shortly.

2008 Budget: Tabled to February meeting.

Handicap Ramps: These are very expensive and there are concerns as to how to build them to ADA standards. A letter will be mailed to those requesting ramps stating that the Board decided not to install handicap ramps because of the expense and because it is not required to do so.

NEW BUSINESS

Property owned by Tall Ships (possible sale): Tabled.

Board Practices: Tabled, but Board should know Roberts Revised Rules of Order and changes need to be made to Master Deed.

Meeting change: The Board will meet on the second Wednesday of the month at the conference room in the Maintenance Center at 9AM. The next meeting will be February 13.

The meeting was adjourned at 11:15AM.

Respectfully submitted: Judy Coolidge-Fill, Secretary