

Tall Ships Association Board of Directors

Minutes of Monthly Meeting

Meeting Date: March 8, 2011

Place: Maintenance Bldg.

Present: Barry Stuart, Lester Essex, Frank Patterson, Lea Allison, and Carol Ackerman, representing Goldsmith Property Management

Absent: Carol Rolf, Kathy Stanton, Rob Routman

- I. Call to Order: 9:01 a.m.
- II. Introduction of Guests: Tricia Ostendorff, Weldon Fill, Frank Aaron, Harold Capitola.
- III. Introduction of Tricia Ostendorff of Goldsmith: Barry turned the meeting over to Tricia Ostendorff, who is an owner of Goldsmith Property Managers for comments. She said she was there to observe and answer any questions. There has been communication between Barry and Goldsmith about ways to cut costs. Weldon Fill asked why it took so long for Blue Ridge Security to respond to the beeping in the security room. Carol replied that there was some damaged wiring for various reasons and that Blue Ridge has tried to address all the problems. They will be sending a report shortly. Mr. Fill was assured that the beeping was being addressed and that it did not inhibit the alarm system.
- IV. Approval of Minutes of February 8, 2011, Regular Meeting: Frank Patterson moved that the minutes be approved, Lester Essex seconded the motion, and the motion was unanimously approved.
- V. Treasurer's Report:
 - A. Current Financial Situation – The Yawl painting is complete and the cost was \$22,000 instead of \$24,000 because the canvass was less. Since Lonnie Pirkle is willing to bill for the Frigate in April, Lester Essex moved to provide the funds to paint the Frigate, Frank Patterson seconded and the motion was passed unanimously.
- VI. Engineering & Property Manager's Report:

- A. Canvas & Painting Update – Yawl is complete, will now move to the Frigate.
- B. Updated Reserve Analysis – Carol Ackerman contacted 3 forensic engineering firms for proposals. She received one proposal that estimated their fees to be \$25,000 to \$35,000 plus \$8 – \$12,000 for cutting and repairing. Once the engineering firm files a report, the reserve analyst can update the reserve analysis. Lester Essex recommended contacting one or more additional forensics engineering firms.
- C. Gutter Cleaning – Carol has met with two people, but they were not interested in quoting. She will meet with a third person this week. Upstate has said they will do the job for the same price as last year. There was a discussion of the quality of work done by Upstate. Carol said she would speak to the management about the problems.

Carol also mentioned that the elevator inspection was done. She will be meeting with Brandon Shirley to learn how to do a particular monthly inspection that is required on the Clipper elevator only. Lester offered to help do the monthly inspection since he is right there.

VII. Existing Business:

- A. Rentals – Form – The form is completed and Frank will check to make sure all the corrections are in place. It will then be distributed to the real estate agencies. A copy will be placed on the web.
- B. Landscape – Mary is requesting funds to purchase flowers, etc. at the local sale in Clemson in April. There is \$10,000 budgeted for landscaping. Lester Essex moved and Lea Allison seconded that \$6,000 be made available to Mary for the immediate purposes. The motion passed unanimously.
- C. Beacon Articles – Barry is still expecting additional articles. Frank said he was expecting a letter from Bill McClean of Zurich Insurance that would be suitable for the Beacon. Barry will contact Carlos for a template for the Beacon.
- D. Wireless “Hot” at Tall Ships – Web Site Renewal – The web site has been renewed for two years. Right now there is no desire to make Tall Ships a “hot spot”.
- E. Snow Removal – Update – Emails have been exchanged between Barry and Kevin McCracken about snow removal of the Tall Ships parking lots. The board is asked that the parking lots be treated as secondary roads in

Keowee Key. It was decided that after the snow threat, probably the end of March, the buckets of salt will be put away.

- F. Grocery Cart – Replacement – Frank contacted hotels in Greenville asking for used baggage carts, but has had no reply. It was suggested that he contact Bilo for grocery carts.
- G. Kitchen Vents – Lester distributed a proposed drawing of venting the microwave ovens to the outer corridor. It was suggested that Carol and Rob review the bylaws to see if going through the exterior wall was even legal.

VIII. New Business:

On the subject of window replacement, Carol is still seeking a better price.

Weldon Fill reported that he had a stain on his ceiling due to a malfunctioning dishwasher on the unit above. The owner above refused to pay for the damages. Weldon provided the board with a bill and asked for reimbursement for \$562. A letter will be sent to the owner reminding him of his responsibility.

Adjournment: Lester Essex moved for adjournment, which was seconded by Lea Allison and unanimously approved. The meeting was adjourned at 10:40 a.m.

Respectfully submitted:
Lea Allison