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**TALL SHIP ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Meeting Date:

March 8, 2022

Present:

Frank Aaron, Dale Blazek, Gary Crumbley, Star McKinney, Barry Stuart (BOD)
Diane Lee (FPM)
3 owners via Zoom

Guests:

Tom Harnett
Sylvia Stuart
Laurie Heininger

Call to Order:

B. Stuart called the meeting to order and guest were introduced.

Approval of Minutes:

D. Blazek made a motion to approve the February meeting minutes. S. McKinney seconded this motion and the motion carried.

Treasurer's Report:

F. Aaron reviewed the February budgeting at length. 82 units have prepaid the assessment, 38 units still owe. Premier loan balance as of February 28, 2022 is \$749,792.58. The new prepayment amount for March 2022 is \$19,931.00.

The balance of the Operating account as of February 28, 2022 is \$104,779.95.
The balance of the Capital account as of February 28, 2022 is \$224,633.19.
The balance of the Bad Debt account as of February 28, 2022 is \$100,000.00.
The balance of the Assessment account as of February 28, 2022 is \$48,823.07.

The delinquent report as of February 28, 2022: Total over 30 days \$2,643.44 (all regimes)
There are currently 7 owners who owe some regimes. Some are paying the wrong amount. Only two owe the full regime for the first quarter. All have been contacted.

Issues:

Lights out in common areas and stairwells.

Construction trash and boxes not collapsed. Owners need to be reminded, do not put construction trash in trash room.

Roof contract:

Once signed, the contract should be sent to Daniel Atwell for coordination with Edge Roofing. Edge is ready to begin work. We do have a workmanship warranty.

S. McKinney motioned to separate the contracts.
1 contract for installing the roof (Edge Roofing)
1 contract for inspection of roof (Daniel)

S. McKinney motioned to have Edge do contracts for roofs already done and should be identical to Sq. Rigger, Clipper and Schooner for the Tall Ship file. F. Aaron seconded this motion and the motion carried. Aaron stated downspouts should be caulked and no further ones added.

S. McKinney motioned to sign the contract for Sq. Rigger and send to Edge Roofing. F. Aaron seconded this motion and the motion carried. Work should be completed by the end of April. Foothills will contact Daniel as soon as word is received from Edge.

Landscape Report:

S. McKinney reported the work days went well. Two piles of debris were deposited in the handicap/loading space and at the mail station. The Board will check with Geig to have it hauled to the landfill.

The Board discussed tree removal at length. S. McKinney motioned to use up to \$11,000.00 of budget to finish the bank project at Sq. Rigger and remove 2 Maples, 1 Oak and mulch. F. Aaron seconded this motion and the motion carried.

S. McKinney discussed the concrete steps being uneven and the handrails located on the wrong side. Handrails are rusted and disintegrating. One railing is rotted at the base and needs to be removed and put wood railing on both sides. Follow up with yellow strip on steps.

Parking:

D. Blazek stated there are no new parking issues. Owners that sell their units lose their parking spaces, they do not automatically become the new owner's spots.

Old/Unfinished Business:

Janitorial & Trash Service:

The Board stated Patrick with Clemson Cleaners must document abuse. Floors will be pressure washed after the pollen season.

New Business:

The Board discussed a remodeling issue in Unit 336. Contractors were parking in the special needs space. D. Blazek made a motion to fine the owner \$75.00 for a cleaning violation. F. Aaron seconded this motion and the motion carried.

Questions & Comments from Owners/Visitors:

Beacon will be distributed in April.

B. Bell responded to fine discussion and will appeal.

F. Aaron asked for the elevator power units cost and the dehumidifier cost. Aaron would like to nail down cost to \$90,000.00 of budget.

B. Stuart will discuss a bulletin board tab on website with Hank Hanff.

S. Smith would like a suggestion of who can do venting for dryers. After discussion, she will contact FPM or an appliance contractor. G. Crumbley suggested a vent less dryer.

T. Harnett stated the signage on the trash room door is not enough for people to see. F. Aaron suggested a *video recording or ring door bell*.

Adjourn:

D. Blazek motioned to adjourn. S. McKinney seconded this motion and the meeting adjourned.