

TALL SHIP ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Meeting Date:

February 8, 2022

Present:

Dale Blazek, Gary Crumbley, Star McKinney, Barry Stuart (BOD)
Diane Lee, Geig Lee (FPM)

Guests:

Brent Bell
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 January meeting minutes. G. Crumbley seconded this motion and the motion carried.

Treasurer's Report:

D. Lee reviewed the January budgeting at length. 82 units have prepaid the assessment, 38 units still owe. Premier loan balance as of January 31, 2022 is \$756,831.24. The new prepayment amount for February 2022 is \$20,117.00.

The balance of the Operating account as of January 31, 2022 is \$134,985.50.

The balance of the Capital account as of January 31, 2022 is \$222,624.97.

The balance of the Bad Debt account as of January 31, 2022 is \$100,000.00.

The balance of the Assessment account as of January 31, 2022 is \$40,811.34.

The delinquent report as of January 31, 2022: No delinquencies.

Engineering & Property Manager's Report: Project Updates:**Stucco update:**

G. Lee reported stucco will begin once the weather improves.

Deck balconies:

Owners have been notified of railing paint needs. All but one have agreed to have painting done.

Parking Lot Lighting:

G. Lee stated we are currently waiting on Duke Energy.

Elevators:

G. Lee is waiting on prices from Jay and Jim with Otis Elevator. Lee stated the carpet has been cleaned recently and suggested contractors or owners put film down to protect flooring.

S. McKinney motioned to add to architectural form a requirement for contractor or owner to use film cover in elevator to protect floor. D. Blazek seconded this motion and the motion carried.

New repair and maintenance issues:

G. Lee stated crawlspace inspections are coming up. The technician will replace downed insulation and inspect for leaks.

Roofing:

G. Crumbley stated he is currently waiting on Edge to provide the contract. Crumbley will follow up afterwards. The tentative start date is late March. G. Lee stated Daniel will need all information from Edge. Trees will also need to be cut and the dumpster size is needed. Dumpster will occupy parking spaces.

Gutter cleaning:

G. Lee stated gutter cleaning is in process now. Square Rigger will be skipped due to the roof being replaced.

Painting update:

G. Lee discussed the rail painting project at length and then presented the Board with 2 options.

- 1) Take paint all the way down to steel.
- 2) Take inner rail to steel and outer rail to flaking.

G. Lee stated the railings haven't been painted in 11 years and we cannot continue to only sand them down to visual needs. Prep work is costly, however it is needed.

After discussion, S. McKinney motioned to do painting right, going down to metal even if it goes over budget. D. Blazek seconded this motion and the motion carried.

Landscape Report:

S. McKinney reported she has met with 4 landscapers and 3 arborist. McKinney has received a bid for mulching a single bank in the amount of \$5,810.00. Removing junipers \$1,500.00, and \$5,000.00 to install a drip line. McKinney expects more bids to come in.

The Landscape Committee wants to schedule cleanup dates February 19th, 26th and March 5th and 12th. The Board discussed work that can be done by owners to keep cost down.

Parking:

D. Blazek stated there have been a few parking violations however, no real problems. Blazek has replaced 50 guest tags to date and will continue to print them to save on cost.

Old/Unfinished Business:

Janitorial & Trash Service: G. Lee met with Clemson Cleaners and discussed areas in need of cleaning such as elevators, doorways and bottom of stairwells. A reminder to owners that all cardboard needs to be bagged. S. McKinney will type up something and put on the trash doors.

Alarm System:

G. Lee stated we are awaiting a report from Priority on a trouble signal received.

New Business:

None

Adjourn:

D. Blazek motioned to adjourn. G. Crumbley seconded this motion and the meeting adjourned.