



Tall Ship Beacon

Serene autumn sunsets...



Message from President, Barry Stuart

At its October 8th meeting, the Board approved the expenditure for reworking the south end wall at Schooner. While the scaffolding is up, they will also look into the corner columns and the chimneys.

The next phase is expected to be one wing of Clipper. The Board has asked the architect to competitively bid out this next phase to insure that we are still getting the most for our money.

Frank Patterson has been working with a number of banks attempting to obtain some long term financing. To date,

this has not been promising. Much of the rejection is a result of banking changes brought on by the financial crisis of the past several years - and regulation changes.

One of our owners, with banking experience, has recently offered to assist us and we are grateful for his input. At this point, however, we must proceed under the assumption of no available financing. As a practical matter, this approach will undoubtedly stretch out the project time frame. Your Board will diligently keep all owners informed as conditions develop.



Elections!!

Two key Board members must step down this year: President, Barry Stuart and VP, Frank Patterson. Since the total number of BOD is now five, we need just one new member for 2014.

It is important to get new people - add new perspectives! Are you a new owner? Join us! The Board meets once a month on the second Tuesday



at 9 am. If you are interested, contact Carol Rolf (email below) and submit a bio for inclusion in the annual meeting notice.

Ideas for next Beacon?
Email me: Paulette K-C:
polixeni53@yahoo.com

TALL SHIP BOARD OF DIRECTORS 2013

President: Barry Stuart, 491 Tall Ship Drive, #229. 944-5735. barstu@juno.com

Vice President: Frank Patterson, 495 Tall Ship Drive, #140. 905-8785. pattersonfb57@yahoo.com

Secretary: Carol Rolf, 519 Tall Ship Drive, #118, 944-1337. floralorac@aol.com



Treasurer: Frank Aaron, 519 Tall Ship Drive, #317. 478-442-4727. faaron248@msn.com

Barbara Nykaza. 499 Tall Ship Dr., #134 944-9669. barbaranykaza@yahoo.com

Paulette K-Chassin, 503 Tall Ship Dr., #304 888-2026. polixeni53@yahoo.com

Bob Stojetz, Greer, stojetzsc@msn.com



BUDGET UPDATE - FRANK AARON,
TREASURER

Collected revenues at the end of third quarter (September) 2013 totaled \$425,912. In this amount were regime fees of \$302,716 and assessments of \$120,000. Disbursements during the 3 quarters has totaled \$433,983 which includes the major routine expenses in general building maintenance, janitorial and grounds contracts, property management, insurance and utilities. The Association has also incurred \$235,054 in expenses during these nine months for bow window and end wall repairs on Schooner and \$7,665 to repair the rock flooring in several buildings. Reserve funds are in line with projections for the year at \$83,000.

The budget for 2014 is being prepared for review by the Board in November and emphasis is to hold

the line on current routine expenses and prepare for bow window and end wall replacements in one building, at least, for 2014.

Depending on possible bank loan approval, it is projected that assessments in 2014 will necessarily be higher to support needed work to repair areas of moisture damage in a third building. Please contact me with any questions on our financial status.



Frank Aaron faaron248@msn.com.

PARKING GUIDELINES - TALL SHIP HANDBOOK , PAGE 12

While the busy summer season is behind us, and parking is easier, please see the TS handbook for a refresher on parking guidelines. Did you know that the parking lots are 'common areas' and legally cannot be subdivided? Though the Board allowed owners to post name signs, these spaces are a courtesy to owners and not 'owned' by them. So, no complaints if your spot is usurped one day!

Here are some important rules to remember and pass onto your renters.

Reserved spaces: as noted above, we do not "own" our parking spots. All residents are requested to turn the blue name sign over during an extended absence. Just pull out on the center of the sign, allowing it to flex so that the mounting slots on the ends clear the mounting bolts in the curb. Display the white side.

Motor homes: At no time shall a motor home be parked in lots except for one hour to load or unload.

Rental trucks: May not be parked overnight. Contact security for overnight parking arrangements.

Oversized vehicles: No vehicles over 20 feet long or which have more than four wheels shall be parked in the TS parking lots.

Trailers: No trailers shall be parked in the TS parking lots at any time.

Contact the boating office for trailer space location and availability.

Limit on number of vehicles: No more than two vehicles per unit may be parked in the TS lots.

Complete rules are available on-line: www.tallshipscondos.com.



MEET TILLISON CLAUD, NEW SECURITY GUARD, NORTH GATE, TALL SHIP ENTRANCE, 7 AM - 3 PM

SECURITAS replaced Allied Barton as security contractor for all of Keowee Key effective August 2013, as many of you know. All officers are cross trained to be Gate Access Officers and Patrol Officers. Introduce yourself to our new daytime guard, Tillison Claud. Telephone number is the same: 944-2456.



NEW ANDERSEN WINDOWS: CARE, CLEANING AND WARRANTY INFO
PAIGE LEE, FOOTHILLS MANAGEMENT

www.andersenwindows.com

Here is a bit of information on the new Andersen windows being installed.

The website covers care, cleaning and warranty details very thoroughly. The new windows are Series 400 Casement units, glazed with High Performance Low-E4 SmartSun glass. This glass has a titanium dioxide exterior coating which is sun activated and acts somewhat like Rain-x on a windshield. This coating tends to make the glass shed dirt and pollen more quickly than normal glass. Things to avoid:

1. Do not use metal razor blades to clean exterior of the glass.
2. Do not allow sealants to contact the exterior glass surface.
3. Do not use abrasive cleaners on any glass surface.

4. Do not apply after-market films to glass. This can cause thermal stress and cause glass damage which may not be covered in your warranty.
5. Do not use lubricants such as WD-40 on hardware or surfaces (dry silicone only).

The warranty is 20 years on the glass and 10 on other components. Your warranty is transferable to subsequent owners. Access website for more detail.



BOW WINDOW AND REAR WALL PROJECTS

UPDATE BY MARSHALL CLARKE, ARCHITECT

The contractor returned to Schooner the first week of October when new windows arrived. It will probably take the entire month to complete the north wall of Schooner.

When funds are confirmed and committed, we expect the present contractor to complete the Schooner south end wall next (hopefully in 2013).

Then, in early 2014, the plan is to move to the Clipper building and repair the west section both rear bow window walls and the two end walls.

The work at Clipper and future work after that will be offered for competitive bidding from qualified general contractors, including our current contractor, Southeastern Wall Systems.



Schooner - North end wall



ANNUAL MEETING: SUNDAY, DECEMBER 8, 2013, 2 PM

PLEASE ATTEND THIS YEAR'S ANNUAL MEETING AND LUNCH AS TWO IMPORTANT BOARD MEMBERS' TERMS ARE OVER. SEND IN NOMINATIONS BEFORE OCTOBER 31ST! (HOW ABOUT YOU?)

GET IN 'THE KNOW' - GET INVOLVED!



SUMMER SOIREE!

The August Cocktail Party was a huge success!

The delicious assortment of appetizers was the best ever: from spinach pastry to wieners to cheeses, patés. Desserts went so fast I can't recall what was served!

In addition to bringing our favorite libations, the panoramic view of our lovely lake, along with breezes on the outside deck, made for the perfect evening.

Lots of great conversation and fun continued at Taco Night on October 12th. Extensive taco bar fixin's - perfectly tart margaritas!



Be sure to attend our annual brunch at the Club, preceding the annual meeting, December 8th!



Calendar

SAVE IMPORTANT DATE:

Sunday, December 8, 2013
12 noon - Brunch at the Club
2 pm - ANNUAL MEETING -
New location: Lake View Room, 2nd floor - No. Marina building. Nominations needed for one new Board member. All owners should plan to attend.

Tall Ship Board of Directors meetings are open to all. Join us - 9 am, second Tuesday of the month.

Next meeting: November 12

NOCHE DE TACOS!

