



# Tall Ship Beacon

## Lovely, Lakeside Luxury



### *Message from President, Carol Rolf*

During 2014, your Board has accomplished many goals. For my final submission to the Beacon, I want to summarize some of these accomplishments and discuss how we are allocating the monies to complete the ongoing construction project at Tall Ship Condominiums. The construction involves much more than replacement of windows, and people are beginning to notice that the exterior of the buildings is visually improved. (See Clipper photo above!)

The first half of 2014 involved seeking and meeting the requirements for a four million dollar loan to complete the major construction on all buildings at Tall Ship by July 2017. The loan closed in July 2014, and the contractor is on schedule to complete the work. Positive outcomes from obtaining the loan were many. The Board's intent was to hold down the costs of future construction by contracting for construction now instead of 10 years into the future. A requirement to obtain the loan was to complete a reserve study which was long overdue. Because of the



### Elections!!

Two Board members are stepping down this year: President, Carol Rolf and me, Secretary, Paulette Keffas-Chassin. Since the total number of BOD is now five, we need two new directors 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.

**Annual Meeting is Sunday, December 14th - 2pm. Lakeview Room.**

Ideas for next Beacon?  
Email me: Paulette K-C:

[polixeni53@yahoo.com](mailto:polixeni53@yahoo.com)

### TALL SHIP BOARD OF DIRECTORS 2014

President: Carol Rolf, 519 Tall Ship Drive, #118, 944-1337. [floralorac@aol.com](mailto:floralorac@aol.com)

Vice President: Rob Routman, Roswell, GA, #109, 770-364-3685

[routman1320@charter.net](mailto:routman1320@charter.net)



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

Secretary: Paulette K-Chassin, 503 Tall Ship Dr., #304. 888-2026. [polixeni53@yahoo.com](mailto:polixeni53@yahoo.com)

Bob Stojetz, 519 Tall Ship Drive, #214, 879-4644, [stojetzsc@msn.com](mailto:stojetzsc@msn.com)



PRESIDENT'S MESSAGE (CONTINUED FROM PAGE 1)

reserve study, the Board is now working hard to build up reserves and begin maintenance projects that are scheduled within the reserve study before maintenance becomes a serious issue.

The Board has also updated the Tall Ship Condominium website (see related article below), has begun to update policies and procedures such as collection procedures for delinquent accounts and parking regulations, along with other revisions to the Tall Ship Handbook. Earlier in the year, as you know, the Board developed and implemented an owner survey to determine how owners felt about a variety of issues at Tall Ship. Those results were tallied and summarized in a previous Beacon.

Finally, going back to the construction issue, I would like to explain why owners cannot simply replace their own windows at their own expense. A forensic study completed on all of the buildings over two years ago showed structural supports for the bow windows and windows within the end walls are suffering from wood rot due to lack of flashing and other poor construction that began from the day the buildings were constructed. It is now time to ensure that windows are properly installed to prevent not only leaking, which not every owner is experiencing, but also liability should a window fall out because the structural supports for the window are inadequate and defective. In addition, the damp conditions have caused at least one serious termite infestation which must be dealt with. Following is a percentage breakdown (see page 3)

NEW WEBSITE IS LIVE!! - HANK HANFF

Thank you for the opportunity to create a new website for the Tall Ships Condo community. Our goal is to present a website that is pleasing and content-relevant to both owners and prospective buyers. We included much of the previous website's content while expanding it with new photos, updated descriptions and specific tabs and links we think help all visitors navigate.

The "Architect Reports" tab is a new and important area where you can find updates about our ongoing construction projects. New visitors will also easily find our "Welcome Newcomers" button and information page along with an improved "Amenities" and Tall Ship Condos' pages. We intend to keep the Minutes, Resources, and Architect Reports current so that this site is a reliable resource for our condo family.

Come check it out for yourself: [www.tallshipscondos.com](http://www.tallshipscondos.com)

Please direct any feedback to Board Member Paulette Keffas-Chassin at [polixeni53@yahoo.com](mailto:polixeni53@yahoo.com) and thank you again for your input.

*Editor's note:*

*Webmaster, Hank Hanff, is a full-time resident in the Frigate building and we are delighted he agreed to revamp our website. It is now, not only very informative, but great looking as well. We are so lucky to have 'found' you Hank. Thanks for a great job! Paulette*



NEW NORTH GATE SECURITY ENTRANCE

At left is the architect's rendition of the proposed new North Gate entrance.

The new 'contemporary mountain' design will incorporate wider access lanes and increased turning area. Resident's entrance will now be left of the guardhouse and non-resident visitors to the right.

See Keowee Key website for more info.



PRESIDENT'S MESSAGE (CONTINUED)

Following is a percentage breakdown of how the monies are being allocated to complete the major construction project:

- Mobilization, access and scaffolding - 24%
- Demolition of exterior wall veneer system and windows - 4%
- Repair rotted wood framing at exterior walls and windows - 3%
- New wood sheathing and water resistant coating - 14%
- Window purchase, replacement, flashing, and interior finishing - 20%
- New drainable synthetic stucco wall veneer system - 20%
- Chimney, eaves and gutter repair - 2%
- Private porch column structural repair - 4%
- Professional services, design and administration - 9%.

The Board recognizes that payment of the assessments is difficult for owners but the work needed to be done to prevent the buildup of additional problems and escalation of costs in the future. The Board believes that it has been diligent in controlling the long-term costs of correcting our building deficiencies. Each year that goes by results in an increase in the cost of windows, materials and labor. By limiting the construction project to three years, the Board has attempted to control these costs.

Let me close by stating that the Board has had to work very hard this past year to expend available funds wisely. As President, I want to thank everyone for their hard work as, at times, this has been a difficult and thankless job for a group of volunteers. However, the future of the Board is becoming a big concern, as we are in need of new volunteers to help take on some of this work. We cannot continue to function without new Board members so I encourage you to step up and take your turn as a Board member.

Hopefully, the worst is behind us and the future looks bright. Carol Rolf

FIRE ALARM SYSTEM -  
FOOTHILLS MANAGEMENT

The Tall Ship fire alarm system is monitored by Blue Ridge Security Systems. Each condominium has special smoke detectors to alert you to possible fire issues. When the alarm sounds, residents should vacate their unit and proceed to the parking lot. Even if one condo has smoke in the kitchen, for example, EVERYONE'S alarms will sound.

These alarms automatically beep and the fire department is called. Tall Ship's contract with Blue Ridge includes annual battery

replacement and an annual inspection of all seven buildings. If you feel your smoke detector is not working properly, please call Foothills Property Management and they will have it checked.

Call 864-654-1000.



Please be cautious when cooking! Two smokey kitchens set off alarms in one week and fire department came twice.

Alert your renters, please!



ANNUAL MEETING: SUNDAY, DECEMBER 14, 2014, 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! SEND IN PROXY FOR QUORUM.



**SOCIAL COMMITTEE -  
SUMMER EVENTS!**

The annual summer cocktail party was held on August 2nd. The fun and fellowship was enjoyed by all as can be seen in the photo above.

The first ever Tall Ship Golf Outing included 10 participants - 5 men and 5 women. There were three groups, a foursome and two threesomes. They played nine holes; the men played from the gold tees and the women played from the orange tees. The teams were very evenly matched because there was only one stroke difference from first to third. The winning team of Bob Dunlap, Page Hayes and Barry Stuart won in a card off. Weatherwise, it was a perfect day to play golf. A good time was had by all.

- Lea Allison

Following the golf outing, Tall Ship residents enjoyed the Block Party and Taco Bar at the lovely Lakeview Room. The extensive taco buffet, catered by the Club, was perfect and included a variety of hot (beef, chicken, beans) and

cold (salsa, chiles) items along with appropriate tasty condiments. Refreshing libations included beer, wine, and of course, margaritas! Thanks to Barbara Nykaza and Peter and Katy Stanton for their help with the Block Party and a special thanks to Lea Allison for arranging and managing the Golf Outing.

- Sylvia Stuart



***Be sure to attend our annual  
Christmas brunch at the Club,  
preceding the annual meeting,  
Sunday, December 14th  
Brunch 12 noon.  
Meeting 2 pm.  
Call Club for reservations,  
944-2151 and mention Tall Ships***

**Calendar**

**SAVE IMPORTANT DATE:**

**Sunday, December 14, 2013**

**12 noon - Brunch at the Club**

**2 pm - ANNUAL MEETING -  
Lake View Room, 2nd floor -  
No. Marina building.**

**Nominations needed for two  
new Board members. 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 11th.**

**NOCHE DE TACOS!**

