



# Tall Ship Beacon

## Happy New View!

*Message from President, Barry Stuart*



2012 ended with six condos sold. The average price was \$158,713

The Frigate window replacement project was completed and all parties involved learned enough from it to help the Schooner building go much more efficiently. As of this writing, the Schooner window replacement is scheduled to begin end of January.

In addition to the window project, we have budgeted repairs to the pebble

flooring in the first floor elevator corridors along with window cleaning for 2013.

Modest landscape improvements will also continue. The new pool adjacent to Clipper should be open around May 1st, very convenient for both owners and renters.

The Annual Meeting saw the departure from your board of Lester Essex and Lea Allison. The board will miss their valuable contributions, and I hope they will consider serving again. (Contd)



### Beacon is Back!

This is the first edition of the 'new' Beacon newsletter which we plan to distribute quarterly. This is also the first time I am on an Association Board and editing a newsletter, so please bear with me!

Communication between the new Board and owners is key - especially in this era of renovations at Tall Ships. While we want to ensure all owners are informed of the latest updates, we also want to hear from you. E-mail is best, so we urge all owners to acquire an address if you do not have one.

Tell me what you'd like to read about by e-mailing editor, me! [polixeni53@yahoo.com](mailto:polixeni53@yahoo.com).



*Paulette Keffas-Chassin*

#### TALL SHIP BOARD OF DIRECTORS 2013

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MESSAGE FROM THE PRESIDENT - BARRY STUART (CONT'D)

We welcome their replacements, Paulette Keffas-Chassin who is already making a big contribution by producing this newsletter, and Bob Stojetz, a returning board member who has contributed much during his previous board service.

Your board meets the second Tuesday of each month. The schedule, locations and times, is posted on the Tall Ship web site and on the bulletin boards on the property. The meetings are open to all; we encourage you to attend when you have an opportunity.

Please make sure I have your current e-mail address and send it to [barstu@juno.com](mailto:barstu@juno.com).



TALL SHIP IN GOOD FINANCIAL POSITION - FRANK J. AARON, JR., TREASURER

The Tall Ship Association ended the year 2012 in good financial position. The "routine expenses" for the year were just over 1% more than budgeted, primarily the result of building maintenance and the janitorial contract expenses being slightly over budget. This year saw significant disbursements related to the bow window project, fascia board and gutter repairs on the Frigate building. The bow window project was finalized within budget but the fascia and gutter repairs resulted in an un-budgeted expense of \$11,460.

Our property management firm, Foothills Management, has advised that an association of our size should retain \$100,000 in reserves each year to cover routine cash flow needs as well as any unplanned expenses.

The Tall Ship Association ended the year just under this reserve amount to begin 2013.

Since the Association derives its funding solely from owners making payments of all fees and assessments, your cooperation in making timely payments is greatly appreciated.

If any owner has questions about the financial information of the Association, I would be happy to address these.



CONTACT YOUR BOARD OR PROPERTY MANAGERS

If you have concerns or suggestions, we encourage you to let them be known to our property managers and/or any of the board members. Please read minutes of board meetings which are posted on website, property bulletin boards and trash room doors.



UPDATE FROM THE BOW WINDOW PROJECT - MARSHALL CLARKE, ARCHITECT

**Background**

The Tall Ship Condominium Association Board of Directors authorized our firm, MCA Architecture in July 2011, to investigate and report findings regarding the exterior building envelope conditions including windows, veneer wall systems, moisture intrusion and roof and chimney systems.

The Board, with the assistance of MCA, have developed the following priorities to repair, stabilize and upfit the exterior building envelope systems. These priorities can be implemented over the next 5-10 years depending on funding available. At completion, the building exteriors should perform with only minimal maintenance hopefully for the next 20 to 30 years.



The work at the Frigate building is complete.

The work at the Schooner building will begin in January with scaffolding erections, then demolition. The window removal will start with condo stack 106, 206 and 306 first and complete at stack 101, 201, and 301. The first window removal should occur in mid February with the new windows installed in March-April.

Contact Foothills Mgt. or your Board with any questions.

**Project Priorities**

The scope of work initially for all buildings generally will be completed in the following priorities:

1. Replace bow window stacks and adjacent wall veneer systems at each building starting at Frigate (where most

damage discovered). The Schooner building is scheduled to start in January 2013 with similar scope and budget.

2. Inspect and make necessary temporary repairs to the roof, gutter, fascia and chimney systems without disturbing the coated existing metal roof system.



**TALL SHIP DOGGIES, GIGI AND ZOE**

We love our view and can't wait for the new windows to arrive! We want to remind our 'furry' neighbors to make sure their owners keep them on a leash at all times and pick up their waste along the Leisure Trail (and all of Keowee Key). There are lots of "Mutt Mitt" dispensers and trash cans. See you at the Doggie Park!





WELCOME NEW OWNERS!



**Happy New Owners of 2012:**

**Cutter - 325**

Nina & Peter Daratsos  
Niskayuna, New York

**Square Rigger - 230**

Jack & Michelle Baber  
Asheville, No. Carolina

**Schooner - 301**

Judy Kovacs &  
Margaret Gilchrist  
Forest Park, Illinois

**Schooner - 202**

Harold & Miriam Humphrey  
Palmetto Bay, Florida

**Frigate - 309**

James Snook &  
Linda Scharlow  
Ft. Meyers, Florida  
Holland, Michigan

**Yawl - 239**

Tom & Jennifer Kreyll  
Indian Trail, No. Carolina

SOCIAL COMMITTEE

The new Marina/Pool facility on Tall Ship Drive will be called the Lake View Room. We are fortunate to have neighbors who have hosted the Derby Party, Block Party, Cocktail Party and the Annual Meeting. I would like to say many, many thanks for the preparations they made for the occasions. Your efforts are appreciated! I wish you a Happy New Year 2013! - Sylvia Stuart

FOOTHILLS PROPERTY MANAGEMENT

**Bow Windows**

We are getting started on the bow window replacement and gutter and fascia repair project for the Schooner building. You will see workmen around the area. We anticipate the same crew that worked at Frigate will be on site. We were most happy with their work and their attitude. We trust that, soon, Schooner owners will be as happy with the results as Frigate owners were.

**Contact Us**

Foothills Property Management is here to serve you. Please call us if you need pest control, have HOA maintenance issues, or if you don't understand your statement of regime or assessment fees due. Our telephone is 864-654-1000.

Or if you prefer e-mail, [diane@clemsonhousing.com](mailto:diane@clemsonhousing.com).

We are looking forward to a great year. Happy 2013.

Diane Lee-Office Manager  
Geig Lee-Property Manager

Calendar

**May 4, 2013**

Tall Ship Kentucky Derby Party  
Lake View Room - New Marina Building

**September 2013**

Block Party

**Month TBD 2013**

Cocktail Party

**December 8, 2013**

Annual Meeting

**Tall Ship Board of Directors meets the second Tuesday of each month. Meetings are open to all. Join us!**

Contributors

BARRY STUART



President.  
Full-time resident, with wife Sylvia since 1995. BS,

Textile Engineering. 25 years with textile machinery company, Greenville.

FRANK AARON



Treasurer and TS owner for 8 years. Former healthcare administrator/CEO for 39 years. B.S. degree.

GEIG LEE



Property Manager, Foothills Mgt. Grew up in family

business, specializing in the construction industry. Often on-site at Tall Ship properties.