

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

Meeting Date: Feb. 13, 2012

Place: Conference Room – Maintenance Building

Present: Barry Stuart, Lester Essex, Carol Rolf, Frank Aaron, Lea Allison,
(Tall Ship BOD)
Paige G. Lee, Geig Lee, Mike Foster, Diane Lee (Foothills Property Mgmt)

Guests: Harold Capitola (Unit 110)

I. Call to Order: 9:00 AM

II. Introduction of Guests: B. Stuart noted that H. Capitola was a guest present.

III. Approval of Minutes for Dec Annual Meeting and January 2012 Meeting:
C. Rolf made a motion to accept the minutes as written. This was seconded by Lea Allison and the minutes were approved as submitted.

IV. Treasurer's Report: F. Aaron presented the treasurer's report. He felt the expenditures were in line with the budget, as was the reserve account. There was concern over a few delinquencies. D. Lee of Foothills told the Board of Directors that she would check with the Clerk of Court to see if any of these units already had liens on them and let the Board know at the next meeting. M. Foster noted that a few items were going to be over budget at yearend based on the current contracts. These included pest control, trash removal, and the termite contract. The Board discussed these items and felt that the budget should be amended at the next meeting to include these increases. M. Foster will bring new numbers to the next Board meeting.

Foster discussed the assessment due in August. He felt cash flow may dictate that the assessment be paid earlier in the year since the architectural fees were not included in the budget.

V. Engineering & Property Manager's Report:

A. Forensic Engineer Update-Frigate & Ground Floor Windows: P. Lee told the Board that he got quotes on Andersen Windows. They are approximately

\$100 more. He noted that the sashes are slightly shorter, but should work with owner's current window treatments.

B. Painting Quote: M. Foster discussed the possibility of eliminating painting the floors for now. The revised quote for painting Cutter, Square Rigger, and Ketch is \$29,960.00. G. Lee asked for permission to have the exterior rails at Cutter, Square Rigger, and Ketch painted. C. Rolf made a motion to do this painting and expense the money to building repairs. L. Allison seconded this and the motion passed unanimously.

M. Foster told the Board that upon inspection of the canvases, he feels that they only need cleaning and new ropes installed. He recommended that they be reversed when installed. He noted that the paint quotes included installation of the ropes, but not the actual ropes.

C. Gutter Repair: G. Lee stated that this will be done in connection with the gutter cleaning in March.

D. Bathroom Windows – Ketch: Owners and rental agents of the three units experiencing problems have been contacted. This is an ongoing project.

VI. Existing Business:

- A. Goldsmith Records: B. Stuart and C. Rolf agreed to set a time to go to Foothills' office and review the files.
- B. Satellite/Cable Update: B. Stuart reported that Charter Communications feels the current wiring in the condos is not sufficient to handle hi-def and is not suited for today's market. L. Essex asked if Charter could make a presentation to the Board of their suggestions. B. Stuart will contact Charter.
- C. Square Rigger Water Meters: G. Lee has put in a work order with KKUS and D. Lee has written them a letter. G. Lee agreed to check on this prior to the next Board meeting.

VII. New Business:

- A. Lamp Post Tops (8): Eight tops have already been replaced per L. Allison, leaving six more to be replaced. G. Lee agreed that some of the tops are in bad condition. He felt they could be replaced for \$100 each. L. Essex made a motion to replace these.
- B. Pet Issues: B. Stuart noted that Merryscapes Landscaping reported a problem with some pet owners not cleaning up after their pets and creating real problems when weed eaters are used. It was agreed that a letter will be included in the next billing to owners asking for their cooperation.

- C. Landscaping Issues: Ways to prune Crepe Myrtles were discussed. P. Lee noted that there are two thoughts on the correct way to prune Crepe Myrtles. Some prefer severe pruning and others choose selective pruning. He felt that most horticulturists and master gardeners prefer the selective pruning option.
- D. Pool Update: B. Stuart stated that KKPOA will set up a committee to meet with the Board of Directors. F. Aaron agreed to represent Tall Ship. B. Stuart felt that the pool and building plans would be finalized next week. The pool would have a zero entry. Prior to construction of the pool, they would need to get permits and meet with Duke Energy. Parking issues during construction were discussed. It is unclear at this point as to how parking will be addressed.

VIII. Adjourn: C. Rolf made a motion to adjourn. L. Allison seconded this and the motion passed unanimously. The meeting was adjourned.