

TALL SHIPS ASSOCIATION BOARD OF DIRECTORS

MINUTES OF MONTHLY MEETING

Meeting Date: June 14, 2011

Place: Conference Room – Maintenance Building

Present: Barry Stuart, Lester Essex, Rob Routman, Frank Patterson, Lea Allison, Kathy Stanton, Carol Rolf, and Carol Ackerman for Goldsmith Management

Absent: No members

Guests: Harold Capitola and Frank Aaron

I. Call to Order: 9:02 AM

II. Introduction of Guests: Barry introduced the guests Harold Capitola of 110 Frigate Building and Frank Aaron of 317 Clipper Building.

III. Approval of Minutes of May 10, 2011 Regular Meeting: Lester Essex moved to approve the minutes with a correction to Unit 130 as opposed to 139, seconded by Frank Patterson, and unanimously approved.

IV. Treasurer's Report:

- A. Current Financial Situation – There are six units that are over \$1000 in arrears on paying assessments. These will receive a third notice that will state the consequences of a lien and then go to lien. We have not received an invoice from Mr. Pirkle, which will help in reconciling our cash position. Operating reserves are at \$88,000 from which Mr. Pirkle will be paid.

V. Ad Hoc Committee Report: The Committee report is attached to these minutes.

VI. Report on Goldsmith Meeting (Ostendorff letter): Suggestions included having written reports and motions and asking guests to present issues at the beginning or end of the meeting.

VII. Engineering & Property Manager's Report:

- A. Canvas & Painting Update – Mr. Pirkle expects to complete sanding on top railings, adding the canvas, and painting the floors in the Frigate Building by July 1.

- B. Forensic Engineer Update – Marshall Clark, the forensic expert, and Mr. Thigpen will be at the property on June 27.
- C. Updated Reserve Analysis – No analysis can be completed until the forensic study is done.
- D. Gutter Cleaning – There will be people on the roofs on June 14 to determine what is going on with gutters and whether they simply cannot handle the overflow.
- E. Window Replacement -- #109 – This is complete, except for water coming through the light fixture. The window installer will look at the window on June 14 and repair it.
 - 1. Window Replacement -- #105 – During the real estate inspection one of the sashes was found to be rotted. Randy will measure it and a replacement sash will be ordered.

IX. Existing Business:

- A. Landscape: Irrigation – Merryscapes is replacing irrigation heads and working through repairs. All irrigation heads were turned on last Tuesday.
 - 1. Erosion at Square Rigger – Belfor will look at this on June 14.
 - 2. Drainage at Ketch – Belfor will look at this on June 14.
- B. Beacon Articles – People are still working on their articles.
- C. Wireless “Hot” at Tall Ships – Frank Patterson will meet with three companies to discuss installation of wireless for free.
- D. Kitchen Vents – This will be addressed at the annual meeting in December.
- E. Light Post Replacement – KKPOA gave a quote of \$100 to replace the lampposts and Randy will do it for \$85. Eight posts need to be replaced. Lester Essex moved to have Randy replace the eight wooden light post tops and repaint all 14 light posts. The motion was seconded by Frank Patterson and the motion was unanimously approved,
- F. Trash Pickup Problem-Dragging Bags – Carol Ackerman spoke with Jim Dorn who road the truck with the crew. They will pickup before and after holidays

and apologized for missing pickup over Memorial Day weekend. The crew will be asked to roll out the cans and not drag the bags.

X. New Business:

A. Renter Issues:

1. Noise – Lester Essex had a complaint about noisy tenants in Clipper Building. Carol Ackerman suggested that owners call the Oconee County Sheriff to file a complaint. Another suggestion was to contact the owner of the unit. Frank Patterson will provide the final rental form to Goldsmith that will include all phone numbers, include an owner or agent signature line, and include a provision that a copy of the lease must be attached. Goldsmith will provide a copy of the form to rental real estate companies and send a copy to every owner requesting that the form be completed whenever a unit is rented and returned to Goldsmith. Rob Routman suggested that we consider imposing an administrative fee for Goldsmith to process each form. Carol Ackerman will come back to the next meeting with a proposed administrative fee.
2. Parking – Parking cannot be reserved for renters.
3. Insurance – Marina Villas has obtained earthquake insurance. There is no coverage under the Zurich policy for earthquakes. Carol Ackerman will get quotes for earthquake insurance.

Adjournment: Lea Allison moved for adjournment and Kathy Stanton seconded the motion which was unanimously approved.

Respectfully submitted: Carol Rolf, Secretary