



TALL SHIP HOMEOWNER'S ASSOCIATION

# Tall Ship Beacon



**New Year,  
New Editor,  
New Look!**



## ANNUAL BOARD MEETING

*Message from Board President, Barry Stuart*

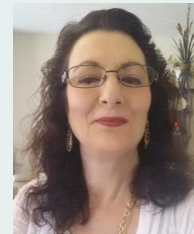
At the Tall Ship Annual Meeting on December 13, we had approximately 50 owners representing about 30 condos in attendance.

Prior to the Annual Meeting, a special meeting of the outgoing board was held to address a temporary adjustment in our assessment schedule to meet the requirements of our construction loan. The board voted to make the following adjustment:

For the five (5) quarters beginning with the second quarter of 2016, regular assessments will be \$775-00 per quarter and the special assessment will be \$925.00 per quarter. That decision was reviewed during the Annual Meeting.

*Continued on page 2*

The New Year has certainly started with a bang, dumping a rare bit of snowfall and ice over Lake Keowee. But a new year is also full of new hopes, and in this case, brought a new Tall Ship Beacon Editor. Allow me to introduce myself; I am Olympia Borys, a relatively new resident in the Tall Ship condos. I grew up and lived my entire life in southeast Michigan. After a vacation to Lake Keowee with a friend, I decided that I needed to live here. I purchased my condo in November 2013 and used it as a vacation home for the first year and a half. I made South Carolina my permanent home in May 2015.



*Continued on  
page 2*

## 2016 BOARD OF DIRECTORS



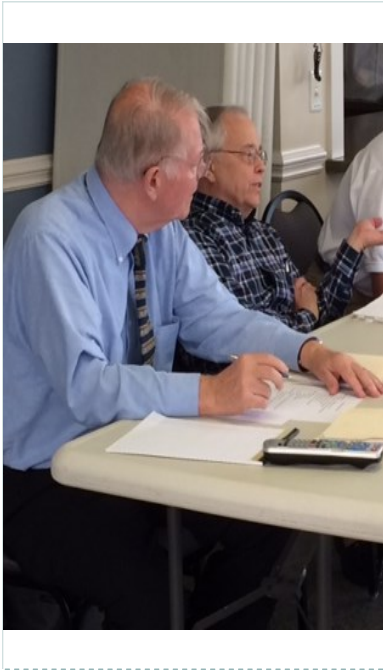
**President**—Barry Stuart, 491 TSD #229, 944-5735, [barstu@juno.com](mailto:barstu@juno.com)

**Vice President**—Frank Patterson, 495 TSD #140, 905-8785, [pattersonfb57@yahoo.com](mailto:pattersonfb57@yahoo.com)

**Secretary**—Gary Moser, 503 TSD, #206, 922-2603, [gmoser29@yahoo.com](mailto:gmoser29@yahoo.com)

**Treasurer**—Rob Routman, Roswell GA, #109, 770-364-3685, [routman1320@charter.net](mailto:routman1320@charter.net)

**At-Large**—Bob Stojetz, 519 TSD, #214, 879-4644, [stojetzsc@msn.com](mailto:stojetzsc@msn.com)



## BOARD MEETING—Continued from page 1

Following the establishment of a quorum, Marshall Clarke of MCA Architects reviewed the general project as to its priorities, scope and findings. He said the project is ahead of schedule and should be completed by October 2016. Frank Patterson, Treasurer and Rob Routman, VP discussed the current financial condition of the Association and the status of the financial arrangements for the construction project.

I reviewed our accomplishments for the year including landscaping, sealing the lower parking lot, the replacement of the steps between Frigate and Schooner and the replacement of gutter hangers by Foothills.

Paulette Keffas-Chassin published four

Beacons this year. In addition, Officers of your Association are actively participating in a joint condo committee comprised of representatives of the seven Townhouse/condo associations in Keowee Key, in attempts to work with KKPOA to better inform them of our unique problems and to improve communication between our respective organizations.

Your new board is listed in this edition, and several owners' questions were addressed.

Most of what I have written is in the minutes of the Annual Meeting, and I encourage you to read them when they are posted on our web site. See page 3 for the address and link.

*“The newsletter itself has a new look. This is primarily because Paulette is a MAC user, and alas, I am a PC user”*

### CALENDAR

Tall Ship Board of Directors meetings are held the second Tuesdays of each month, 9am, Lakeview Room, North Marina

#### Next Meetings:

- ⇒ February 9, 2016
- ⇒ March 8, 2016
- ⇒ April 12, 2016

#### Upcoming events:

- ⇒ **May**—Kentucky Derby Party
- ⇒ **September**—Saturday Night Dance Party
- ⇒ **December**—Annual Meeting and Lunch

## NEW EDITOR—Continued from page 1

I am a former Network Engineer for a Dallas based mid-sized bank, specializing in email systems and wireless networks. I am currently working part-time for that same organization as a Technical Writer, but plan to retire at the end of the year. I was also a newsletter editor for the Detroit chapter of a former national organization called NetWare Users International (NUI). We were the Detroit Area Network Users Group (DANUG). DANUG was incorporated as a non-profit organization. I was Editor for two years and President for one. The newsletter was a monthly publication. I was also a monthly article contributor for all 3 years.

My condo is right next door to your former Editor, Paulette Chassin. As I became acclimated to this beautiful place, I decided to become more involved with the Community. I went to the Annual Board Meeting in December and Paulette and I met up. We discussed the newsletter and I expressed an interest in becoming a part of it. The rest, as they say, is history.

Along with a new Editor, the newsletter itself has a new look. This is primarily because Paulette is a MAC user, and alas, I am a PC user. I could not port her template to my PC. So off I went with articles in hand, logged on to MS Publisher, picked a base template, and well, here we are. I hope you like the new look. I spent a fair amount of time tweaking it for layout and readability.

I am interested in your feedback regarding the overall look, layout, format, and article content. I am also interested in your ideas for new content. Please send your thoughts and ideas to me at [ogborys@gmail.com](mailto:ogborys@gmail.com).

I would also like to thank Paulette Keffas-Chassin for her past few years of service as our Editor. As she passes the baton to me, I accept it with the hope that I can be a good custodian and steward to both the community and the newsletter. Thank you Paulette!

Olimpia Borys, Editor – Unit 303, Schooner, 586-604-3622



*December 2015 Board Meeting in Session*

## **SQUARE RIGGER SUMMARY PROGRESS REPORT\***

*by Marshall Clarke, Architect*

The demolition work exposed multiple areas of moisture intrusion and wood rot similar to the previous buildings. At the end walls, window and balcony header framing and some stud framing were found to be rotted. Extensive moisture and some termite damage have occurred on the west end of stack 26. Also extensive moisture damage has occurred on the east end of stack 30 from water leaks starting at the attic louvers.

There was existing framing rot at many levels under the Bow Windows. Additional wall framing alignment discrepancies are continuing to be found at each of the Bow Window areas at all floors. The Contractor was instructed to rework the window framing to fit the templates of the new Andersen Windows and include the extra time and material in the rot allowance. This procedure has become proto-typical.

At the end walls, new exterior plywood sheathing and repair framing work is complete. Waterproofing coating has been applied over sheathing at the end walls.

Wood framing repairs are in progress at the 15 bow windows. Some bow windows have been set in place. At the rear porch column work the framing has been repaired. Some columns required major rot replacement. Others were not rotted.

The repair work at the chimneys is also in progress. The repair work at the fascia and gutter eaves has not started. Interior work at the Bow windows has not started. The Contractor continues to perform the work efficiently and with care.

\*Marshall Clarke's complete Summary Progress Report, January 11, 2016, including numerous photographs of the work, can be found on the Tall Ship website:

[www.tallshipscondos.com](http://www.tallshipscondos.com)

Click the tab on the menu titled "Architect Reports" whereby you may download all previous 2014 and 2015 copies.

You can also find the minutes of the Annual Meeting



### **Not Snow Much...**

The newsletter wouldn't be complete without a shout out to Mother Nature for blessing us with the snow and ice last week. I moved here all the way from Michigan, only to find myself once again, scraping ice off my windshield.

While I wasn't fond of the idea, I found myself being thankful I didn't move to Asheville! Hopefully Mom Nature got it out of her system and this is the last we will see of the cold white stuff this year.

-Olimpia

**DO YOU TURN YOUR  
PARKING SIGN AROUND  
WHEN TRAVELING?**

In Frank Patterson's column he refers to the parking signs, which are the nameplates shown below.

Since parking is limited, please be considerate of your neighbors when you travel for more than a week and turn your nameplate around to blank, white side. Just bend slightly; no tools required!



**NEW OWNERS**

**TALL SHIP  
WELCOMES YOU!**

**UNIT 104**

Randy & Debbie Muir

**UNIT 111**

Laurie Knapp

**UNIT 302**

Mike & Cindy Zaagman

**UNIT 324**

James & Cindy Charlton

## TREASURER'S REPORT

by Rob Routman

At the annual meeting, the board announced the special assessment for stucco renovation was being raised to \$925 per quarter for five quarters commencing with the second quarter of 2016. The explanation revolves around the terms of the 15year loan commitment.

The first three years is a variable credit line up to a \$4 million maximum. After that, the credit line converts to a twelve year permanent loan. The stucco renovation is almost complete and the credit line balance will

exceed \$3 million in the spring of 2016. Consequently; we are obligated to raise the assessment to demonstrate credit worthiness at a \$4 million level.

We project that we will not require this amount at the time of conversion five quarters hence. Thus, the 144 month amortization on the permanent loan is anticipated to allow us to lower the special assessment.



## VICE PRESIDENT BRIEFS

by Frank Patterson, VP

I am writing this article during one of those few times we get snow in these parts. While I am not fond of being the board member that writes about the rules, I felt it necessary to relay a few notes about parking, and some other items.

### Parking

This past year your Tall Ship Board voted to enforce parking. Please remember that there are only two spaces for each condo. If you are gone for more than five days, please turn your blue sign around and remember that these spaces are not deeded to you or your renters.

Also, while work is being done at the upper buildings, Yawl and Ketch will still have the Anderson and support trailers there. This is the only place they can unload equipment and windows to be able to move them behind the two upper buildings. However, the trash bin has been moved to the upper building parking.

### Workers

The contractor and all workers have been great, even today (Saturday with snow) they are working. The project continues to stay on, if not ahead, of schedule. The workers deserve our respect, as they go out of their way to work with all owners. They work long hours and they are our neighbors since they rent units at Tall Ships. This allows them to work full time with only two weekends off each month.

The workers are very good about working with you, so please work with them. When they are working on your unit, you should consider keeping any pets you may have in a bedroom when you are away.

### Remodeling

Also this year, the TS Board voted to require Board approval before any remodeling is done. Plans need to be submitted to Foothills before our monthly board meetings (2nd Tuesday of each month) so work can be approved.

*Continued on page 5*

## VP BRIEFS—Continued from page 4

### Satellite Dishes

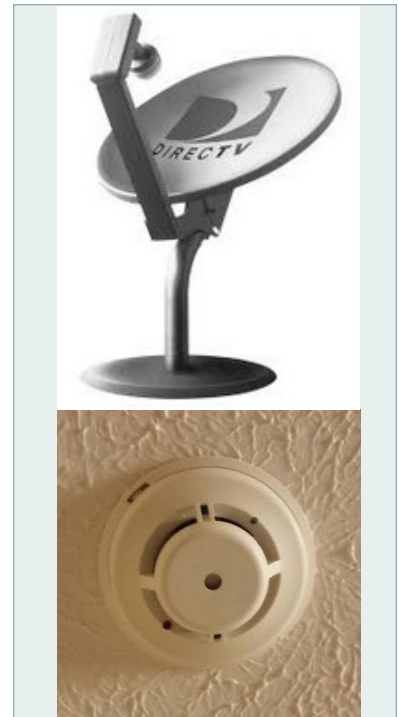
Also, as a reminder, all unit owners need to be off of satellite dish services by 2017 due to KKPOA rules that require the dishes to be covered (if they are covered or painted they will not work anyway). If you are installing any service such as Charter, the cable must be fed to the unit via the provided access point. Please do not let contractors drill into the outside walls or add cable to the gutters.

### Smoke detectors

Lastly, PLEASE do not take your smoke detector down at any time, as this stops the system from communicating with the main frame. The system is like the old Christmas tree lights in that, if you take one bulb out, the others will not work. If you're getting a beep from the detector, please call Foothills. Do not attempt to change the batteries. These devices require a special battery that is installed by our service provider, Blue Ridge Security.

Hope you all had a Happy New Year and we look forward to seeing you all this year!

**Editor's Note:** Blue Ridge Security conducts annual alarm system inspections. The batteries are replaced at that time, but as Frank mentions, can be replaced anytime via a phone call to Foothills Property Management.



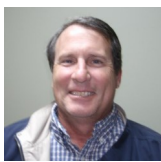
*“The system is like the old Christmas tree lights in that, if you take one bulb out, the others will not work.”*

## THIS MONTH'S CONTRIBUTORS



### Barry Stuart, President

Barry has been a full-time resident since 1995. He has a BS in Textile Engineering and 25 years with a textile machinery company in Greenville.



### Frank Patterson, Vice President

Frank and his wife Frances have been residents since 2000. He is the owner of the new Salem radio station “Sunny 107.9 FM,” which plays oldies and beach music.



### Rob Routman, Treasurer

Rob is a retired attorney and currently teaches at USC. He has been a TS owner since 2003.



### Marshall Clarke, Architect

Marshall is the Director of Forensics at MCA Architecture. He has over 50 years experience specializing in water intrusion.



1017 Tiger Boulevard, Clemson  
864-654-1000  
Open M-F, 8:30 am - 5 pm

For inquiries regarding a variety of issues, from pest control to billing to maintenance, contact Foothills Management directly or via e-mail at [diane@clemsontesting.com](mailto:diane@clemsontesting.com).

The loan documents can also be reviewed at their office, but please call first.