**TALL SHIP ASSOCIATION ANNUAL MEETING**

**DECEMBER 9, 2018**

**LAKEVIEW ROOM**

**Call to Order**: B. Stuart called the meeting to order.

**Proof of meeting notice:** G. Lee presented the notarized proof of notice showing that proper notice had been mailed to owners. O. Borys declared a quorum with thirteen owners present and thirty-nine proxies.

**Introduction**: B. Stuart introduced the 2018 Board of Directors. They are as follows: Olimpia Borys, Roger Heffelfinger, Frank Patterson, Frank Aaron and himself.

**Welcome**: B. Stuart welcomed the guests present.

**Board Member Reports:** B. Stuart discussed landscaping at length. He also mentioned the Kentucky Derby social event. Insurance upgrades were discussed and changing the insurance coverage for cyber misconduct. Retention of a new attorney and how that affects Tallship and Keowee Key POA was discussed. There were 24 closings during the year and the average sales price was brought down due to one foreclosure.

Marketing Committee Update included the abuse of gate passes. Wanted to thank the Board, Foothills and the owners for their support.

O. Borys discussed the Tall Ship handbook update on November 24, 2017, she is performing an additional update currently. In addition, O. Borys is the editor of the Tall Ship Beacon and she welcomes any articles from members and also mentioned the possibility of having an assistant editor. Parking issues were discussed and how there should be a general courtesy policy. Nameplates cannot be removed by others according to the current policy and proposed turning nameplates around when not at Tallship. It was discussed about the deliveries and how the packages build up in the hallways. There are certain decorations that are allowed in the alcoves. Trash needs to be bagged and it is not allowed to take loose trash or cardboard to trash bins. There have been changes with trash removal and janitorial. Clemson Cleaning will be removing trash and cleaning the buildings starting January 1st. The remodeling procedures that were discussed, include not allowing dumpsters, monitoring smoke alarms and their removal and how to cover during construction/ remodeling. You will need to contact Foothills about any exterior paint color. When not occupying your unit there needs to be a minimum HVAC setting of 55 degrees to protect from freezing.

**Treasurers Report:** R. Heffelfinger stated it was his second year as treasurer and just moved up here full time. The overview was given to new owners and Heffelfinger wanted to thank Foothills for their dedication and service, especially D. Lee and L. Bisuel.

**2019 Budget:** The 2019 Capital and Operating budgets were discussed. The 2019 regime fee will be $800 per quarter, an increase of $20 per quarter from 2018. The increase is to help fund capital projects for the year. The Capital budget for 2019 is $288,250. The main capital projects for the year are replacement of the long steps to the Leisure Trail ($60,000), resealing of the Clipper building roof

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($91,000), and completion of building and grounds landscaping ($54,000). For the Operating budget, expenses for 2019 are expected to be in line with 2018 expenses in total.

**Special Assessment:** The 2019 special assessment will be $895 per quarter, a reduction of $30 per quarter from 2018. The special assessment payments are used to make loan payments on the Tall Ship bank note, which was put in place to fund the window replacement and stucco repair capital project. Owners will continue to have the quarterly option to prepay special assessments.

**Election of Incoming Directors:** The following persons have been nominated for directors for the three open Board positions.

Loretta Temken

Jamie Cruz

Olimipa Borys

B. Staurt asked for nomination from the floor and there were none.

P. Chassin moved to close the nominations and elect by acclimation. E. Manos seconded this motion and it passed unanimously.

**Owner Questions:** V. Sholar discussed issues with parking and dog walking.

**Adjourn:** P. Chassin made a motion to adjourn. M. Green seconded this motion and the meeting adjourned.

New Board of Directors Organizational Meeting to be held on December 15th at 11 am at the Bistro.

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