

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

Meeting Date:

November 9, 2021

Present:

Dale Blazek, Gary Crumbley, Jerilyn Schaller, Barry Stuart, Frank Aaron (BOD)
Diane Lee, Geig Lee (FPM)

Guests:

Sylvia Stuart (229), Thomas & Susan Harnett (234), Brent Bell (336)
There were issues with Zoom.

Call to Order:

B. Stuart called the meeting to order and guests were introduced.

Approval of Minutes:

The Board reviewed the Board meeting minutes from the October meeting. D. Blazek motioned to approve the minutes as written. F. Aaron seconded this motion and the motion carried.

Treasurer's Report:

F. Aaron reviewed the financial report. Ending checkbook balances as of October 31, 2021

Operating Account: \$156,639.20

Assessment Account: \$51,862.63

Capital Account: \$203,047.22

Bad Debt Account: \$100,000.00

Total Tall Ship Funds: \$511,549.05

Capital account expenses: No expenses.

Premier Loan Assessment Balance as of October 31, 2021: \$777,876.82. Total prepaid units - 82 units.
Total still owing - 38 units.

New prepayment amount for November 20th, 2021 is \$20,670.00.

No delinquencies.

Sales: So far this year, 26 units have closed.

2022 Budget: The Board discussed an additional assessment in the amount of \$400.00 per year due in January and July. Owners would be allowed to pay monthly or quarterly payments. This will fund capital expenses such as dehumidifiers, elevator repairs and repairs on Square Rigger roof. G. Lee will discuss the dehumidifiers at the annual meeting.

F. Aaron moved to adopt the 2022 Operating budget. D. Blazek seconded this motion and the motion carried.

F. Aaron moved to adopt the 2022 Capital budget. D. Blazek seconded this motion and the motion passed unanimously. The 2022 budget will go out to owners with the annual meeting notice and will be presented at the annual meeting.

Engineering & Property Manager's Report:

G. Lee stated he is awaiting a proposal for 7 column repairs. The stucco colorant has been ordered and stucco will be reworked.

Deck balconies: Frigate has been identified and Clipper owners are responding.

Parking lot lighting: G. Lee stated boring at Clipper will cost around \$397.00 before installation of two lights.

New repairs and maintenance: Geig reviewed the following:

- 1) Railing protections- Hand rails @ 4 locations have been completed.
- 2) Elevators- Clipper doors are chipped. Protection for sides is available. Clipper carpet needs cleaning.
- 3) Fireplaces- For any owners wanting or needing fireplace inspections, Keowee Key has a list of chimney sweeps.
- 4) TS 116- Underlayment has been installed. Fireproof material is in transit. This will be a 3 layer process. Truss has been connected.
- 5) A yard style drain in Courtyard is needed. Lee will evaluate drainage at Clipper.

Landscape Report:

The landscape committee will have a zoom meeting November 17 at 4 p.m. to determine scope of work. G. Lee will send proposals to Susan and Starr before the meeting.

A walk around will be done again to identify needs. There are 18 to 20 diseased trees around the buildings. F. Aaron stated all future bids need to include irrigation.

Parking:

D. Blazek stated not many parking issues. Painters continue to park in reserved areas. B. Bell suggested guest decals have a notice on dash with contact information.

Old and Unfinished Business:

Janitorial and Trash Services:

The Board asked that the tracks be cleaned at the elevator.

Alarm system: The Board discussed the alarm system.

New Business:

Board replacement: J. Schaller resigned. The BOD will replace her position for the term ending next year. J. Schaller motioned to appoint Star McKinney for 1 year. G. Crumbley seconded this motion and it passed unanimously.

Green Team Recycle proposal: 19 units responded to survey. 12 are interested but doesn't want to pay. 2 had no interest.

Revision to Architectural Review form: G. Crumbley proposed a revision. D. Blazek motioned to approve the revision. F. Aaron seconded this motion and it passed unanimously. B. Stuart will email Hank to add it to the website.

Annual meeting planning: Meeting will be held in the Keowee Room @ the event center. S. Stuart will do refreshments.

Questions & Comments from Owners/Visitors: Star McKinney will install an online bulletin board on website.

Adjourn: F. Aaron motioned to adjourn. D. Blazek seconded this motion.