

TALL SHIP ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Meeting Date:

January 10, 2023

Call to Order:

B. Stuart called the meeting to order.

Present:

Frank Aaron, Gary Crumbley, Starr McKinney, Barry Stuart (BOD)

Geig Lee and Diane Lee (FPM)

Guest: Bill McLean (Ins. Rep.), Sylvia Stuart (229), Susan and Tom Harnett (234), Sandra Bush (332)

Insurance Presentation:

B. McLean discussed coverages for Tall Ship. Property values have increased for 2023 and the premiums have increased in proportion to this. The new Tall Ship value is \$29,074,848.00 Short term rentals were discussed and how this could affect the premium in the future. Currently the premium for 2023 is \$67,733.44 with a \$25,000 deductible. If paid in full There would be a significant discount and the discounted premium would be \$60,972.44. Tall Ship insurance covers the property, general liability, directors and officers coverage, Umbrella, and cybercrime. After discussion, Bill McLean left the meeting.

Questions & Comments from Owners/Visitors:

Due to technical difficulties, the meeting was unavailable by Zoom. B. Stuart did have info from O. Borys asking for reports for The Beacon.

S. Bush asked about the smoking receptacles not being on all floors of the buildings, with some having been removed. It was agreed to ask the cleaners to be diligent in keeping them clean. It was noted that the receptacles are being used.

T. Harnett discussed moving the mail boxes for Ketch and Yawl. This is something that would need post office approval.

Approval of Minutes: F. Aaron motioned to approve the November minutes, Annual meeting minutes and the Organizational minutes. G. Crumbley seconded this motion and the motion carried.

Treasurer's Report:

S. McKinney reviewed the December financials. 86 units have prepaid, leaving 34 units still owing as of December 31, 2022. Premier loan balance as of December 31, 2022 is \$594,197.85. Enough funds in assessment account to make roughly 4 payments.

The balance of the Operating account as of December 31, 2022 is \$139,959.50.

The balance of the Capital account as of December 31, 2022 is \$66,574.64.

The balance of the Bad Debt account as of December 31, 2022 is \$100,000.00.

The balance of the Assessment account as of December 31, 2022 is \$43,682.97.

Total for January 2023 prepayment of assessment is \$17,676.00.

3 units are delinquent and will have a lien placed if not paid by January 31, 2023.

**Engineering & Property Manager's Report:
Project Updates:**

Stucco Update: G. Lee stated due to the weather, stucco work has been slow.

Floor Painting: G. Lee stated that the floor painting was complete with the exception of an area where a column was repaired at the right entrance of Clipper West.

F. Aaron mentioned curb painting needed.

Parking Lot Lighting: Issues have been resolved.

Elevator: The Board discussed flooring replacement. Cost would be around \$1,600.00 for nonskid vinyl. Lee suggested looking at the Roppe website for options.

Downspout drain issues: G. Lee discussed downspout drain issues in Frigate courtyard and other places.

Dehumidifiers are being monitored in the following crawlspaces:

7 in Clipper

3 in Schooner

1 in Ketch

Two additional units are being installed under Frigate

Vapor barriers are being upgraded as needed, and crawlspace vents are being closed as needed in conjunction with the dehumidifiers.

Gutter cleaning: Gutter cleaning is performed 3 times a year. There was discussion of adding an additional cleaning at some buildings, based on need.

Landscape Report: Current projects: S. Harnett stated a new landscaping company will begin in March. Initial clean up will begin at Cutter, Sq. Rigger and Ketch.

S. McKinney and S. Stuart will attend the next KK BOD meeting to request help with removing a tree on Tall Ship property, that was left there after Keowee Key cut it.

Crepe Myrtles will be trimmed in March.

Mulching is under discussion.

Community clean up will begin in April.

Several trees are overhanging roofs and tree roots are damaging the asphalt. G. Lee will make recommendations pertaining to remaining problematic trees.

Foothills left at noon; F. Aaron will take the remaining notes.

B. Stuart noted that renters receive a decal from Security for their windshield. The problem with this is the identification information is on the inside of the decal and not available to identify who the renter is or what unit they might be renting. KKPOA is evaluating how we might be more able to identify the renter in an acceptable manner.

G. Crumbley raise the issue of updates to the TS handbook and website in a timely manner. B. Stuart will pass the necessary information on to those individuals involved in updating each of these.

Motion was made by G. Crumbley with a second by F. Aaron to institute a fine of \$250/occurrence for any individual using the TS electrical outlets in order to charge their electric vehicle. The motion passed unanimously.

Motion made by F. Aaron with second by G. Crumbley to adjourn. Motion approved.

Meeting adjourned at 12:25 pm.

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

Meeting Date: January 10, 2023

Meeting was called order by B. Stuart at 12:30 pm in the Lakeview Room of the North Marina.
Attending: F. Aaron, G. Crumbley, S. Harnett, S. McKinney, and B. Stuart

B. Stuart called the meeting to order. He noted we have one applicant to fill the vacant position on the Board and he indicated the Susan Harnett had submitted her CV and it had been circulated. Motion was made by F. Aaron with a second by S. McKinney that Susan Harnett be elected to fill the vacant position with the current term for her position would be until December, 2024. She would be able to serve 2 additional terms following completion of this current term. She was elected unanimously and was given all the rights and privileges of Board membership which were noted as hours of work with no pay for years.

The subject of an elevator service contract was discussed. The need to find some answers to some important questions was noted. A follow up meeting with Southern Elevator and Otis Elevator will be scheduled.

The subject was brought up to find ways to make Foothills more efficient with their accounting and service documentation.

A motion was made and passed to adjourn. The meeting adjourned at 12:40 pm.

**TALL SHIP ASSOCIATION
A SPECIAL BOARD OF DIRECTORS MEETING MINUTES
WAS HELD JANUARY 12, 2023 @ 11:00 A.M. @ THE BISTRO**

Present: B. Stuart, G. Crumbley, F. Aaron, S. Harnett, S. McKinney

The purpose of the meeting was to discuss the upcoming new insurance quote.

Insurance quote:

Payment options: In full or installments. Pay in full unanimous vote.

Deductible: \$10,000 or \$25,000: \$25,000 deductible unanimous vote.

It was agreed unanimously to make one payment in full using the \$25,000 deductible in order to receive the discounted pricing.

Meeting adjourned.

Tall Ship Homeowners Association
Special called Meeting
Friday, January 20, 2023

Barry Stuart Called the meeting to order of The Board of the Tall Ship HOA at 9:05 am Friday January 20, 2023 in the White Water Room of the KKPOA Event Center. The purpose of the meeting was to review the contract with TM Landscape Solutions INC for landscape improvements at all Tall Ship buildings for the coming year.

Attending were: Frank Aaron, Gary Crumbley, Susan Harnett, Starr McKinney and Barry Stuart of the Board and Tom Harnett and the representative of TM Landscape Solutions, INC

The representative of TM Landscape Solutions, INC reviewed the details of the landscape proposal and addressed many questions related to the contract and work schedule. Following the discussion, the Board approved a motion by Gary Crumbley with the second by Starr McKinney that the proposal for landscape services from TM Landscape Solutions INC be accepted with all agreements reached in the contract discussion subject to changes that may be reached during the year in the services provided. The motion passed by all attending. It was agreed that if the services are not meeting expectations, a 30 day notice of cancellation would be required. This action would require a notice of cancellation to the current landscape service provider according to the current contract. TM Landscape Solutions INC would begin on site work in the next few weeks.

The Board then reconvened on Tall Ship Drive at the Clipper Building to review the need for trimming or removal of crepe myrtle trees along Tall Ship Drive and around the Clipper Building. Trees were marked for possible removal and/or trimming. CARE will be requested to provide a decision on removal of marked trees or, if not approved for removal, a decision will be made for significant trimming of these trees in the next few weeks with the new Landscape Service provider

The meeting adjourned at 11:00 am.