**TALL SHIP ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**(Draft)**

**Meeting Date**: October 11, 2016

**Place**: Lake View Room – New Marina Pool Bldg.

**Present**: Olimpia Borys, Gary Moser, Frank Patterson, Rob Routman and Barry Stuart (BOD)

 Diane Lee and Lisa Bisuel (FPM)

**Guests**: Harold Capitola (#110), Sylvia Stuart (#229), Marshall Clarke (MCA)

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

**Introduction of Guests**: B. Stuart welcomed the guests present.

**Approval of Minutes for August**: O. Borys made a motion to approve September minutes from the Board meeting. F. Patterson seconded this motion and the motion passed.

**Architects Report: Bow window and End Wall Project:**

**Invoice approval:** M. Clarke presented the Board with the invoices from Southeastern Wall totaling $109,869.30 and MCA totaling $6,769.45 due currently for approval. After discussion, R. Routman made a motion to approve the invoices and pay from the loan proceeds. This motion was seconded by F. Patterson.

**Schooner Walkway and Frigate End Wall Project:** M. Clarke stated that the Frigate End Wall repair is completed. Concrete for the sidewalks at Schooner is being poured on Wednesday. Rock Art will be repaired at completion of the project.

**Treasurer's Report**: The Board discussed the current financial situation. The balance of the operating account as of September 30, 2016 is $88,926.35. The balance in the assessment account is $124,918.87. The reserve account balance is $273,909.55. Expenses to date is under budget. Painting came in over the budgeted $1,500.00. After discussion, R. Routman asked D. Lee to move the painting expense out of the operating budget and into the reserve budget for spot painting. Irrigation maintenance is over budget as well. D. Lee will move funds to the reserve account from the operating account as requested by Routman.

**Liens and Delinquencies:** There are two significant delinquencies as of September 30. One is in bankruptcy and one has a lien filed against it. After discussion, F. Patterson made a motion to have the attorney send the owner that has a lien, a letter with amount due plus lien cost stating that foreclosure proceedings will be the next step. O. Borys seconded this motion and the motion passed. Routman stated Tall Ship has received $10,500.00 in new owner transfer fees in 2016.

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The Board discussed options regarding assessments and repaying the loan. After discussion, the Board decided to discuss this further at the annual meeting.

**Property Managers Report:** D. Lee reported a total of $149.50 was spent in building repairs for the month of September. Unit 110 had a battery replaced in the smoke alarm. Unit 323 was tested for moisture and had a hole repaired from squirrels.

**Landscape report:** S. Stuart discussed the landscaping issues. The landscaping committee will meet soon to discuss how to proceed. The top priority for the committee will be to replace anything damaged by construction.

**Existing Business:**

**Review of KKPOA Rental Program:** B. Stuart stated the KKPOA rental program is in effect.

**Satellite Dish Removal:** The Board discussed satellite dishes and cable wires. The Board stands firm on removing dishes or cutting the cables and billing the owners.

**Planning for Annual Meeting:** The Board discussed the 1st draft of the deck declaration policy at length. This will be mentioned and discussed at the annual meeting.

**New Business:**

**Giordano tree trimming request:** The Board discussed the request for tree trimming by the Giordano’s. After discussion, all agreed the request is denied.

**Collett lock issue:** The Board discussed an issue with Mr. Collett purchasing a lock and Strickland’s Lock work could not make a master key for this particular lock. After discussion, the Board agreed that owners must conform to the census and install Schlage locks.

**Meeting/Election day:** The Board decided to reschedule the November 8th meeting to November 15th due to it falling on Election Day.

**Adjourn:** G. Moser made a motion to adjourn. F. Patterson seconded this motion and the meeting adjourned.

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