

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

Meeting Date: February 10, 2015

Place: Lake View Room – New Marina Pool Bldg.

Present: Barry Stuart, Rob Routman, Frank Aaron and Bob Stojetz (Tall Ship Board of Directors)
Geig Lee, Lisa Bisuel and Diane Lee (FPM)

Guests: Jean Battista (#323), Harold Capitola (#110), Gary Moser (#206), Sylvia Stuart (#229) and Marshall Clark (MCA)

Call to Order: 9:00 AM B. Stuart called the meeting to order.

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

Approval of Minutes for January 13, 2015: F. Aaron made a motion to approve November minutes as written. B. Stojetz seconded the motion.

Treasurer's Report: F. Aaron reported on the current financial situation. Currently, there are 3 units in foreclosure, 1 unit in bankruptcy and 2 liens have been filed. A total of \$36,797.00 is outstanding. He stated the insurance has been renewed with Bankers Insurance at a reduction of \$8000.00. The umbrella coverage has been increased to \$15 million, and Coverage C has been added therefore, bringing buildings up to code.

B. Stuart stated the Board has received an invoice from Marshall in the amount of \$12,522.00 and also an invoice from Jerry for \$137,306.34. After discussion, the Board requested D. Lee to borrow the money from the loan to pay both. B. Stuart made a motion to pay MCA and South Eastern. R. Routman voted against paying these invoices due to repairs not being made in his unit that has been requested such as sheetrock damage in his bathroom. P. Keffas-Chassin has also requested that a clip be reinstalled to hold a cable wire on the building that was removed during construction. M. Clark agrees that repairs should be complete prior to payment. F. Aaron suggested all owners should notify the Board or Foothills within 10 days if any problems are noticed. At this time, F. Aaron made a motion to pay both invoices. This was seconded by F. Patterson.

Engineering & Property Manager's Report:

Bow window and end wall project: M. Clark summarized report #1. The bow window repair is set to begin within the next week. There have been rot issues found and it seems the North End Wall is experiencing the worst rot. He stated several porch columns have been repaired and flashing deficiencies around chimneys are being repaired as necessary.

Lower level parking lot: M. Clark stated the parking lot has been cleaned and F. Aaron agreed that it looks a lot better.

Other repair and maintenance issues: G. Lee reported on the repairs and maintenance issues. He stated light bulbs have been purchased for interior lighting, elevator bulbs have been changed and a motion light bulb has been changed.

G. Lee submitted the concrete stain colors to the Board for the leisure trail. He advised the Board that the price is higher for darker tint. R. Routman made a motion to not tint concrete and use similar lighting as the lights currently there for the leisure trail. F. Patterson seconded this motion. F. Aaron voted no, he would like for the sidewalk to have a colored tint. B. Stojetz agreed with F. Aaron and chooses any of the first 3 colors on the palette. R. Routman withdrew his motion. R. Routman then made a motion to proceed with the colored concrete using the sandstone color and the Rabb lighting fixture in bronze with a 24 watt bulb. F. Patterson seconded this motion and it passed unanimously.

F. Aaron reported that the grocery cart has disappeared. After discussion, F. Aaron made a motion to purchase a grocery cart. F. Patterson seconded this motion and agrees to purchase the cart.

Landscape plan: G. Lee reported \$4,500.00 has been budgeted to landscape the areas affected by the construction. The landscaper has given 3 choices to be decided by the landscaping committee.

Existing Business:

Handbook: B. Stuart stated he is still working on the handbook and plans to include rules and regulations regarding satellite dishes.

Beacon: The Board would like to thank Paulette Keffas-Chassin for doing a wonderful job on the beacon and for getting it out in a timely fashion.

New Business:

Wall vent issue: F. Aaron asked if there has been any progress on the #201 wall vent issue. After discussion, the Board decided Foothills will send the owners a letter along with a copy of the minutes and bylaws. South Eastern will begin the work in April or May and Tall Ship Homeowners Association will pay for the work and bill the owners.

Questions and Comment from Owners/Visitors:

Smoke Alarm Equipment: The Board had a discussion on the liability of owners for the removal of smoke detectors or batteries within the individual units. B. Stuart stated he will check with the Fire Marshall and Blue Ridge Security to determine whether it is a violation that breaks the law.

VIII. Adjourn: F. Patterson made a motion to adjourn. This was seconded by B. Stojetz and the meeting adjourned.