**TALL SHIP ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date**:

February 9, 2021

**Present**:

Frank Aaron, Dale Blazek, Jaime Cruz, Barry Stuart, Jeri Schaller (on Zoom) (BOD)

Diane Lee, Geig Lee (FPM)

**Guests:**

Gary Crumbley (204)

Tom Harnett (234)

7 Owners (on Zoom)

**Call to Order**:

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

**Approval of Minutes**:

F. Aaron made a motion to approve the January 12, 2021 minutes. D. Blazek seconded this motion and the motion carried.

**Treasurer's Report**:

All regimes are current. Received an insurance income payment of $15,000 on unit 101. Insurance of $68,088 has been paid in full. The new prepayment amount for February is $22,610.02. $3,900 will be paid out of Capital account for landscaping.

The loan balance as of January 31, 2021 is $1,030,860.08

The balance of the Assessment account as of January 31, 2021 is $44,588

Total funds $696,312.23

**Capital Expenditure Forecast: Roof update:**

The roofing committee agreed to wait on the roof decision. They will have a working session to include elevators and landscaping, along with roofing.

**Engineering & Property Manager’s Report:**

**101 Update:**

Stucco repairs will be done the end of March 2021. The cost is $40,000 for columns and porches. G. Lee discussed 2 proposals from general contractors. Durham Green quoted $43,600. Foothills Company quoted $28,800. Work will require a building permit and design plans. D. Blazek motioned go with FH’s. J. Cruz seconded. The motion was approved.

**Other repair:**

Maintenance items:

* TS 332 - Roof leak for Unit 332 from flashings corrected.
* Cleaning out of storage rooms, replace lights, etc.
* Unit 301 is kitchen vented properly? Remodel and county to inspect. May it be vent less?
* Fire alarm problem for Unit 318 resolved; replaced device.
* J. Cruz would like one key to fit all storage locks.
* D. Blazek discussed Unit 120 Clipper short column. G. Less said it’s the worst one on the repair list.
* J. Cruz discussed crack filled from last fall; G. Lee will check.

**Landscape Report:**

B. Stuart discussed the removal of big tree behind the Frigate when doing the roofing.

**Parking:**

J. Cruz discussed use of visitor’s spots for parking and allowing some flexibility for second car. Typo on sign “expecting” mothers instead of “expectant” mother. “Special needs” is the most important part of the sign.

An owner can use the visitor’s space if all spaces are taken. Need to have information on access ramps and compact car spaces. J. Cruz stated that access ramps railings need painting. Landscaping later. E-mail Bill McLean on access ramps and compact cars. Compact cars 16’ per TS definition.

Owner’s meeting will be held on Saturday, February 20, 10 a.m. – noon in the Lake View room. Zoom will be available to owners. The purpose of the meeting is to discuss parking issues owners are concerned about. J. Cruz to send notification requesting their questions ahead of time.

**Old and Unfinished:**

D. Blazek discussed janitorial and trash and commented that maintenance is doing a good job.

**New Business:**

J. Cruz discussed parking lot lighting and area of new ramps and the need to upgrade pedestal and flood lights. Square Rigger egress on left is too dark. Lower lot needs lighting. $10 - $15,000 range. G. Lee has electrician who can provide a quote. Need to prepare a list of where we want to light the problem areas. G. Lee to get price for upper lot with 1” candles. Must be code minimum.

**Questions and comments:**

* T. Harnett concerned about cardboard and trash in storage rooms.
* Ketch wooden door does not lock; may be swollen; Schooner same problem sometimes
* Ketch has a musty smell to right with water standing. G. Lee to inspect

**Adjourn:**

F. Aaron motioned to adjourn. D. Blazek seconded the motion.