**TALL SHIP ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date**:

April 13, 2021

**Present**:

Frank Aaron, Dale Blazek, Barry Stuart, Jeri Schaller (BOD)

Diane Lee, Geig Lee (FPM)

**Guests:**

Gary Crumbley (204)

Kevin Botsford (305)

Susan & Tom Harnett (234)

Sylvia Stuart (229)

**Call to Order**:

The meeting was called to order and guests were introduced.

**Approval of Minutes**:

The Board reviewed the minutes from the March Board meeting. After discussion, an amendment to the minutes was requested to adjust the landscape report. J. Schaller motioned to approve the minutes as amended. D. Blazek seconded this motion and the motion carried. The executive minutes were approved.

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

D. Blazek stated the Clipper roofing is complete and cleanup should follow. Roofing will begin Monday at Schooner and should be completed within a week. Blazek motioned to pay the invoices on 2 buildings which are in line with quote once Daniel signs off.

Unit 101 update: G. Lee reviewed the Nano proposal with the Board. Nano proposed installing a vapor barrier, completing a mold treatment, and installing a permanent dehumidifier for a total of $3,720.00. F. Aaron motioned to move forward with the Nano proposal. D. Blazek seconded this motion and the motion carried. Lee stated the owner has been offered floor and hearth choices.

S. Stuart mentioned water standing at Square Rigger during rain. G. Lee discussed options of repairing the issue and cost would need to be added to the capital account. Pricing would only be an estimate due to the unknown of what might be found. F. Aaron motioned for G. Lee to proceed. D. Blazek seconded this motion and the motion carried.

G. Lee discussed sealing the 4 upper side of chimneys to get through next year prior to roofing.

Bee traps have been installed and emptied. 24 more traps are ready to be installed.

G. Lee will get estimates for storm drain installation at the Ketch building for the next meeting.

G. Lee stated Clipper will be painted in the fall.

**Landscape Report:**

Lee discussed quotes on removing 2 trees and stump at Frigate and mailbox area. Trees need to be removed in order to fix the irrigation. A magnolia tree needs to be removed at Schooner as well. CARE will be contacted for approval. G. Lee will obtain a quote from Michael’s tree service for a day’s work.

F. Aaron motioned to proceed with the Clipper steps down to the Leisure trail. This motion was unanimously approved.

**Treasurer's Report**:

F. Aaron reviewed the financial report at length.

The assessment prepayment as of April 20, 2021 is $22,245.29. There are currently 2 units owned by the same owner delinquent. F. Aaron moved to start the lien process on the 2 units. J. Schaller seconded this motion and the motion carried.

**Parking:**

D. Blazek discussed the parking at length. Overall most owners are cooperating, contractors and realtors are the biggest offender. D. Blazek motioned to begin fining violators. F. Aaron seconded this motion. The two other Board members were against the motion meaning the motion was not approved.

D. Blazek motioned during roofing project if owner is notified and doesn’t move the vehicle, vehicle will be towed and relocated. F. Aaron seconded this motion and all approved.

**Old and Unfinished Business:**

The Board discussed small trash bags in the Clipper trash room not being picked up.Janitorial will be contacted to discuss further.

F. Aaron stated to move forward with landscaping the hillside and upper parking lot. Quote was $5,000.00 /$6,295.00 by Greenworld. Drain will need to be installed prior. Aaron also mentioned the irrigation lines have not been repaired. M. Dahill stated KKPOA would repair them however the work has not been done. Tall Ship HOA could move forward with the repair and send the bill to KKPOA.

B. Stuart will call M. Dahill and seek guidance.

**New Business:**

B. Stuart discussed a noise issue between 223 and 323. Upon guidance from Tall Ship’s attorney this issue is between the owners and the Board should not pursue the issue any further.

D. Blazek motioned to renew the Zoom subscription. J. Schaller seconded this motion and the motion carried.

**Questions and comments:**

S. Stuart stated Tall Ship will be hosting the Kentucky Derby party in 3 weeks. Please bring your own food and beverage. Attending is no cost.

**Adjourn:**

Meeting adjourned.