**TALL SHIP ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date**:

April 13, 2022

**Call to Order**:

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

**Present**:

Frank Aaron, Dale Blazek, Gary Crumbley, Star McKinney, Barry Stuart (BOD)

Geig Lee, Diane Lee (FPM)

Guest: Botsford (305), Bledsoe (130), Harnett (234)

Several owners via zoom

**Questions & Comments from Owners/Visitors:**

S. Bledsoe discussed landscaping needs around her area and the possibility of funding the work herself.

After a brief discussion S. Bledsoe was added to the Landscaping Committee.

G. Lee discussed drainage issues at length. F. Aaron asked that a plan be gathered for the whole complex to remedy these issues.

**Approval of Minutes**:

F. Aaron made a motion to approve the March meeting minutes. G. Crumbley seconded this motion and the motion carried.

**Treasurer's Report**:

F. Aaron reviewed the March budgeting at length. 82 units have prepaid the assessment, 38 units still owe. Premier loan balance as of March 31, 2022 is $742,429.72. The new prepayment amount for April 30, 2022 is $19,737.62.

The balance of the Operating account as of March 31, 2022 is $147,942.89.

The balance of the Capital account as of March 31, 2022 is $246,139.44.

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

The balance of the Assessment account as of March 31, 2022 is $49,962.83.

The delinquent report as of March 31, 2022: Total $6,153.44

As of April 6, there are 5 owners who owe a total of $4,453.44. 5 owners are in the 60-day column (all owing the $200 assessment). 1 owner will have a lien filed.

D. Lee discussed different options for online bill pay. After discussion, the Board decided to proceed with the online payment option.

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

Project updates: Stucco Update: Currently waiting on better weather to begin work on short columns located at Clipper, Yawl, and Schooner.

**Deck Balconies:** Painting balconies are being done as the buildings are painted.

**Parking Lot Lighting:** G. Lee stated we are currently waiting on Duke Energy.

**Elevators:** G. Lee met with a representative of Otis Elevator to discuss the door operator replacement. The estimate to replace all 7 is $145,000.00. The estimate on replacing power units is $175,900.00.

The Board recommended replacing all door operators first. The Board requested a copy of the contract with Otis Elevator.

F. Aaron motioned to replace 2 door operators on 2 separate elevators based on Otis’ recommendation of which two are most needed. D. Blazek seconded this motion and the motion carried.

**New repair & Maintenance issues:** G. Lee discussed a water line repair under the Clipper building.

G. Lee will inspect Clipper crawlspace.

**Water heater age and replacement:** G. Lee suggested all owners check the age of your water heaters. Any water heater over 12 years old needs replacing. You will find the age from the serial number located on the heater.

**Unit 336 Remodel:** The Board discussed the remodeling project ongoing at Unit 336.

(Due to an extended meeting, Foothills representatives had to leave the board meeting before the meeting had ended. Starr McKinney, secretary, continued with taking notes)

**Landscape Report:** At the April board meeting, $11,000 was approved to remove the three trees at Square Rigger and landscape/mulch the bank between Ketch and Cutter parking lots.

 The lowest bid for removing the trees was from Palmetto State Tree Pros for $4,600 plus an additional $250 to remove stumps for the two maple trees. The next lowest bid we had on the trees was from ™ Landscape Solutions. Their price just for removing the one oak was $5,000. The following companies were asked to submit bids:

Palmetto State Tree Pros

™ Landscape Solutions

Tree South

Lakeview Tree Services

Manley Tree Service

Argus Properties

Lakeside Tree Experts

Palmetto State Tree Pros was recommended to the landscape committee due to the amount of work they have done in the Keowee Key community.

The lowest bid for the bank was from Cochran Landscape at $7,400. This includes the following:

Installation of two drip irrigation systems, application of weed emergent, 35 flats of Asiatic Jasmine (each flat containing 18 four-inch pots), 72 one-gallon pink Muhly plants, 60 yards of mulch and all labor.

Bids were solicited from the following:

Cochran Landscaping

Lakeview Landscaping

Unlimited Landscape

™ Landscape

Current landscaper, Merryscapes did not wish to bid per Foothills Management. The next lowest bid was from ™ Landscape at $12,370 and did not include the jasmine.

Because the price exceeded the $11,000, the landscape committee asked the board to approve the additional funds so that the work could be scheduled before the roofing begins.

In addition, Cochran said that they could mulch the condo entrance ways for an additional $4,500 if the work can be done at the same time. This would be double ground brown mulch.

On March 24th the Board discussed the quotes and agreed to give approval for the landscape project plus additional mulch to Cochran Landscape. The bid for tree work was awarded to Palmetto Tree South.

**Roofing:** Work on Square Rigger is almost completed and Cutter will be next. Gary Crumbley made the motion that since Daniel Atwell of WMBE Consultants had already inspected all of the roofs to date that we not hire them for Cutter roof. Discussion included the fact that Square Rigger’s roof was almost identical to Cutter; Edge has a warranty that would cover any issues; and, the money saved could be better utilized on other needed items such as elevator repairs. S. McKinney seconded this motion and all agreed.

**Beacon:** The deadline for getting articles to Olympia for The Beacon newsletter is April 24th. It was agreed that the issues regarding hot water heaters should be included along with reminders about proper architectural requests/approvals.

**Old Business:** It was agreed that all old business had already been discussed and due to time constraints, the meeting was adjourned.