

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

**Meeting Date:**

May 9, 2023

**Call to Order:**

B. Stuart opened the meeting.

**Present:**

Frank Aaron, Gary Crumbley, Starr McKinney, Barry Stuart (BOD)

Diane Lee (FPM)

Donna Brearley (239), Vicki Whipple (ZOOM)

Jim Bailey (213), Laurie Heininger (318), Kevin Botsford (305)

**Approval of Minutes:** F. Aaron motioned to approve the April minutes as written. S. McKinney seconded this motion and the motion carried.

**Questions and Comments:** K. Botsford complimented the BOD on all the accomplishments of recent months and especially the landscaping. Owners that volunteered their time are thanked as well. Botsford appreciates G. Lee for taking care of a water issue behind Yawl. The issue was corrected proficiently and looks great.

S. McKinney will be meeting with the landscapers quarterly to address areas of need.

J. Bailey discussed problems with people parking in loading and handicap spaces. Bailey suggests adding signage limiting the amount of time you can park in loading space.

G. Crumbley discussed what owners can and cannot do on balcony deck surfaces. Any painting must be done within the grey concrete family.

**Treasurer's Report:**

S. McKinney reviewed the April financials. 87 units have prepaid, leaving 33 units still owing as of April 30, 2023. Premier loan balance as of April 30, 2023 is \$549,925.42. Enough funds in assessment account to make 6 payments.

The balance of the Operating account as of April 30, 2023 is \$204,540.82.

The balance of the Capital account as of April 30, 2023 is \$87,394.95.

The balance of the Bad Debt account as of April 30, 2023 is \$123,985.25.

The balance of the Assessment account as of April 30, 2023 is \$57,816.45.

Total for May 2023 prepayment of assessment is \$16,864.00.

Total delinquencies: \$520.00.

2 new owner fees were paid in the amount of \$3,000.00.

S. McKinney motioned to combine the bad debt and capital account, then move the account to Truist.

F. Aaron seconded this motion and the motion carried.

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

Exterior cleaning will begin around June 26<sup>th</sup>. G. Crumbley stated the highest one should be completed first.

The Board agreed for Geig to replace all elevator light fixtures. S. McKinney and S. Harnett are in the process of picking out elevator flooring.

F. Aaron stated the Rock Art should be done this Summer.

S. McKinney is comparing Otis Elevator with Southern Elevator.

**Landscape Report:** S. McKinney verified with the landscaper that the mulch is double ground hardwood for a total of \$6,773.00. F. Aaron motion to divide the payments by 7 months to help with budgeting. S. McKinney seconded this motion and the motion carried.

Tree Work to Nations was expensed as follows:

\$2,968.75 Deposit was paid from Capital account and expensed to Tree trimming/removal.

\$4,000.00 paid from Operating account and expensed under grounds improvement general budget.

\$1,036.25 paid from Operating account and expensed under mulch.

\$3,870.00 paid from Operating account and expensed under crepe myrtle tree trimming.

Total of all payments: \$11,875.00.

A discussion was held at the joint condo meeting regarding Forestry requiring all fallen and dead trees be removed. S. McKinney asked for the name of the company KK uses for this service. If all condos use the same company, they may get a better price. B. Stuart will check with David Cook.

**Parking:**

**Violations & Enforcement:** F. Aaron stated there are more cars in the parking areas without tags. This could cause issues this Summer. G. Crumbley stated there is also a lot of construction ongoing requiring subcontractors to park in lots and Tall Ship does not have the time nor the man power for enforcement.

**Old/Unfinished Business:**

**Janitorial and Trash service:** Trash from Cutter could not be done last Monday however; it will be done Tuesday.

**Handbook:** O. Borys will update the handbook when the BOD completes.

**New Business:** G. Crumbley motioned pending funding 2 pine trees approved by CARE be removed. S. McKinney seconded this motion and the motion carried. These 2 pines will not need to be replaced.

F. Aaron suggested planting day lilies or wildflowers in the field area. S. McKinney agreed.

It was suggested that an owner from each building represent their building's concerns to the Board.

G. Crumbley discussed the legality of BOD members attending and voting by Zoom. It was agreed that this would be considered acceptable.

G. Crumbley discussed zoom attendance being added to the Bylaws.

Motion made by G. Crumbley with second by S. McKinney to adjourn. Motion approved.