**TALL SHIP ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date**: June 14, 2016

**Place**: Lake View Room – New Marina Pool Bldg.

**Present**: Olimpia Borys, Gary Moser, Rob Routman and Barry Stuart (BOD)

 Geig Lee and Diane Lee (FPM)

**Guests**: Sylvia Stuart (#229), Marshall Clarke (MCA), Jerry Bullard (SE Wall Systems)

**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 May**: R. Routman made a motion to approve May minutes. O. Borys seconded this motion and the motion passed.

**Architects Report: Bow window and End Wall Project:**

**Invoice approval:** M. Clarke presented the Board with the invoices from MCA and Southeastern Wall totaling $114,641.29 due currently for approval. R. Routman moved to approve MCA and SE invoices, funded by the loan and with $60,000.00 out of assessment account. This motion was seconded by O. Borys.

**Bow window and end wall project:** M. Clarke stated work at Cutter has begun and is ahead of schedule. Water proofing has been applied and bow window installation should be completed by the end of next week. Clarke stated completion date for the Cutter building is mid-August.

**Schooner Walkway:** M. Clarke discussed the emergency repairs needed at the Schooner building. A discussion ensued about the column repairs both structurally and cosmetically. M.

Clarke proposes emergency repairs should be done in mid- August after the Cutter building is complete. After discussion, R. Routman made a motion to approve June 7, 2016 project of $121,429.00 for emergency Schooner repairs at Units 101,102,103 and paid with the loan. This work will be done after the Cutter building is complete. O. Borys seconded this motion and the motion passed.

**Treasurer's Report**: R. Routman discussed the current financial situation. Delinquencies are limited to a few people, one unit is in bankruptcy and in the process of changing attorneys.

In the operating account, $4,632.18 has been spent on spot painting steps, treads, elevator doors, railings, etc. G. Lee suggest proceeded with more painting and feels with $20,000.00 per year for the next 3 years, Tall Ship would be in good shape with painting. R. Routman suggests resuming reserve payments.

(Page 1 of 2)

After further discussion, R. Routman made a motion to transfer $15,600.00 due to the reserve account and transfer $3,120.00 per month thereafter. G. Moser seconded this motion and the motion passed unanimously.

**Property Managers Report:** G. Lee discussed completed repairs as well as ongoing repairs. Unit 303 repairs have been completed. Unit 327 has had an ongoing problem with the chimney leaking since 2012. This leak has caused damage to the flooring and upon investigation the flooring is unable to be matched. The estimate to replace the flooring is $6,000.00. Lee recommends that the Board only pay for the damaged area of the kitchen floor replacement, involve insurance or ask the owner for monetary involvement. After discussion, the Board agreed that the HOA only pay for damaged portion.

**Bee infestation**: G. Lee discussed honey bees infesting in columns at Ketch and Clipper. The bees have been removed twice and seem to keep coming back. R. Routman stated carpenter bees are at the Frigate building as well. After discussion, G. Lee will purchase and install bee traps.

**Landscape Report:** The Board discussed several areas that need attention. G. Lee suggests waiting until all of the construction is complete and then getting the landscaping back in good shape.

**Existing Business:**

**Boardwalk update:** B. Stuart stated the boardwalk re opens tomorrow.

**New Business:** O. Borys stated the Beacon is set to be published by mid- July. The focus will be on Boating safety and boating laws in South Carolina.There will also be a pull out section for owners to leave in the condo for renters. A social committee report will go in the Beacon as well as information regarding the August 27th dance.

**Adjourn:** R. Routman made a motion to adjourn. O. Borys seconded this motion and the meeting adjourned.

(Page 2 of 2)