**TALL SHIP ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**JULY 14, 2015**

**Meeting Date**: July 14, 2015

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

 **Present**: Barry Stuart, Frank Patterson, Frank Aaron, Rob Routman and Bob Stojetz (BOD)

 Geig Lee, Lisa Bisuel and Diane Lee (FPM)

 **Guests**: Sylvia Stuart (#229), Gary Moser (#206), Harold Capitola (#110), Marshall Clarke (MCA)

 **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 12, 2015**: F. Patterson made a motion to accept the June minutes as written. B. Stuart seconded this motion.

**Treasurer's Report**: F. Patterson reported on the current financial situation. Currently, there is 1 unit in foreclosure and 1 unit in bankruptcy. Frank stated the budget is in good shape. B. Stuart mentioned although sales are down in Keowee Key, Tall Ship has had 2 sales in the month of June.

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

**Bow window and end wall project:** M. Clarke stated work at the Yawl building is complete and scaffolding has been assembled at the Ketch building. Marshall stated work is running 2 weeks ahead of schedule.

**Invoice approval:** M. Clarke presented the Board with the invoices from MCA and SE due currently for approval. Marshall stated the repair has been done at the end wall of unit 201 and looks great. After further discussion, F. Patterson made a motion to approve the invoices. R. Routman seconded this motion and the motion passed.

M. Clarke discussed repairs needed on the tall columns. After discussion, F. Aaron made a motion to approve up to $4000.00 for the needed repairs. F. Patterson seconded this motion.

**Attorney Reply – Unit 201:** The Board discussed the attorney’s reply regarding Unit 201. After discussion, R. Routman will respond to the attorney.

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**Other repair and maintenance issues:** G. Lee stated minor repairs have been done this month. Rip rap was moved at the leisure trail steps, honey bees have been removed at the Ketch building, the elevator carpet was cleaned at the Schooner building and the lock on the storage room was repaired at the Clipper building.

**Landscape report:** The Board discussed the landscape report.F.Patterson mentioned the sprinklers are not hitting the new plantings. G. Lee stated some sprinklers need to be moved and discussed hiring a professional company to correct the sprinkler problems.

The Board also discussed the new steps at the right side of the leisure trail having a significant drop off. G. Lee mentioned adding 3\4 of an inch of soil and checking it to make sure it doesn’t wash out.

The Board discussed the lack of landscaping. After discussion, R. Routman made a motion to direct a chain of command. The landscape committee will make recommendations to the Board of Directors. The Board of Directors will then control what is done and relay this to the property manager who then instructs the ground contractors. F. Patterson seconded this motion and the motion passed. F. Aaron made a motion to request Merry Scapes to meet with the Board at the next Board meeting. F. Patterson seconded this motion.

**Tree Quotes:** The Board discussed the removal of several more trees. F. Patterson, B. Stuart and G. Lee have met with David and received a quote for the remainder of trees needing to be removed. After discussion, F. Patterson made a motion to remove 4 large trees. R. Routman seconded this motion.

**Existing Business:**

**Parking Issues:** The Board discussed numerous parking issues such as trailers and vehicles parking in the lot without parking decals. F. Patterson suggested requiring tags and making sure all owners know the parking rules.

**New Business:**

**Questions and Comment from Owners/Visitors:** G. Moser and F. Aaron indicated they were disappointed with the window washing. B. Stuart mentioned a fan in the Square Rigger building had not been working due to someone unplugged the cord. H. Capitola mentioned a handrail needs to be installed on the leisure trail by the Clipper building. G. Lee stated he will get this done.

S. Stuart reminded everyone about the party being held at Tall Ship on September 19, 2015 between 6 and 9 p.m. F. Patterson will supplying beach music. There will be dancing, a cash bar for drinks and food. Everyone is invited to attend and bring friends and family.

**VIII.** **Adjourn**: F. Aaron made a motion to adjourn. This was seconded by F. Patterson and the meeting adjourned.

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