**TALL SHIP ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date**:

August 9, 2022

**Call to Order**:

B. Stuart called the meeting to order.

**Present**:

Frank Aaron, Kevin Botsford , Gary Crumbley, Star McKinney, Barry Stuart (BOD)

Geig Lee and Diane Lee (FPM)

Guest: Sylvia Stuart (229), Susan Harnett (234), Charles Wood (111),

Via zoom:

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

O. Borys discussed the July beacon and asked that articles be submitted by Sunday, July 24.

C. Wood asked about a procedure to follow up on maintenance request. S. McKinney recommended using auto reply.

L. Temkin asked about the fire departments response on a particular alarm that occurred in the Yawl building.

S. Harnett asked that the sign be moved at the Yawl building.

**Approval of Minutes**:

F. Aaron motioned to approve the July minutes. G. Crumbley seconded this motion and the motion passed.

**Treasurer's Report**:

F. Aaron reviewed the July financial. Currently 85 units have prepaid the assessment, leaving 35 units still owing. Premier loan balance as of July 31, 2022 is $682,656,832.77. The new prepayment amount for August 20th is $18,966.65.

The balance of the Operating account as of July 31, 2022 is $193,197.17.

The balance of the Capital account as of July 31, 2022 is $44,219.38.

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

The balance of the Assessment account as of July 31, 2022 is $45,478.90.

As of July 31, there are no delinquencies. There were three new owner fees paid.

Arron stated that work on next year’s budget will begin in mid to late September.

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

G. Lee reported that the stucco work is ongoing. This has not yet been billed. Parking light

lighting is waiting on Duke Energy. Trees were discussed. Some Cyprus trees and a magnolia need to be removed. There was discussion of CARE requirements. S. McKinney made a motion to approve up to $6,500 for the removal of 3 to 4 Cyprus and the magnolia and possibly remove and /or trim crepe myrtles. This was seconded by G. Crumbley and passed unanimously. Lee felt the plastic on the trees should be removed and all agreed. The Board agreed to schedule a meeting with CARE to discuss questions relating to Tall Ship and tree requirements. Lee will be meeting with rock art rep next week to assess the front of Square Rigger and Cutter, since both need work.

G Crumbley mentioned locking the second and third floor closets. He discussed cutting the large

Holly bush and cost of getting it hauled off. S. McKinney asked if herbicide could be sprayed on the saplings to kill the sprouts shooting up. Lee is concerned about erosion and native plants and wants

A happy medium. It was agreed to put the herbicide on the bank at Cutter and Square Rigger where it drops off.

Alarms: New antennas have been installed in the attic with improvements to all seven buildings. It

was noted that the equipment is very sensitive.

Mail Stations parcel boxes need to be sanded and painted and locks are needed on the bottom ones.

Aaron would like something budgeted for next year for improving the appearance of Tall Ship Drive since it is the most public area of the complex.

**Landscape Report:**

Susan Hartsell presented the landscape report. The landscaping committee is soliciting bids from several contractors for tree removal. Trees slated for removal include the following: 1) Leland Cypress near Frigate where they overhang parking spaces. 2) The magnolia tree on Tall Ship that is overgrown and growing up through the crepe myrtles. 3) The tree at end of parking lot at Cutter that is growing into the parking spaces. 4) The dead pine near Tall Ship sign.

Once bids are all in and costs assessed, the committee will make recommendations and seek approval from CARE for removal. There was discussion regarding the need for Tall Ship members to be more active and it was agreed that several Board members and members from the landscape committee would attend the next CARE meeting.

In addition to tree removal, the committee is also beginning to solicit bids for landscaping maintenance for 2023 and develop a plan for planting perennials for beautification. The committee also announced plans for community work days in the fall.

The Board then discussed the immediate need to begin soliciting bids for any major budget items for 2023. Barry mentioned that units were still experiencing a problem with people not disposing of trash properly and cameras may need to be considered. The problem is that identifying renters would be impossible. It was agreed that we should look into how other condo communities handle this issue.

In new business, and owner requested a charging station for their electric vehicle. Barry made inquires with KKPOA about their plans for future charging stations and they informed him that they have no immediate plans to install any. At this time, Tall Ship will not agree to have an owner install equipment.

Also in new business was the issue of master key violations. During fire alarm inspections, it was discovered that an owner had changed their locks. After discussion, a motion was made by F. Aaron to amend the handbook to state that anyone changing locks would be subject to an immediate fine of $250.00. This motion was seconded by Starr McKinney and everyone voted in favor.

At this time the meeting was adjourned so visiting members could leave before Executive Session.