**TALL SHIP ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**Meeting Date**:

September 13, 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), Chuck Gouge (KKPOA)

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

None

**Approval of Minutes**:

F. Aaron motioned to approve the August minutes. G. Crumbley seconded this motion and the motion carried.

**Treasurer's Report**:

F. Aaron reviewed the August financial. Currently 85 units have prepaid the assessment, leaving 35 units still owing. Premier loan balance as of August 31, 2022 is $649,939.82. The new prepayment amount for September 20th is $18,770.00.

The balance of the Operating account as of August 31, 2022 is $195,712.63.

The balance of the Capital account as of August 31, 2022 is $26,972.61.

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

The balance of the Assessment account as of August 31, 2022 is $40,370.68.

As of August 31, there are 4 delinquencies. There was 1 new owner fee paid in the month of August.

The Board discussed remaining funds in budgeted items versus work to be done and billed.

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

G. Lee stated 5 stucco repairs have been completed. Additional stucco repairs are needed.

Clipper floor painting will be discussed at the October meeting.

Elevator repairs: Otis elevator is awaiting parts. Lee will obtain an updated elevator upgrade price from Otis that lists buildings and upgrades.

New repair and maintenance: Lee stated 4 truckloads of furniture and debris has been hauled away from the Yawl building.

G. Lee has set traps for armadillos. If one is trapped, please alert Foothills.

S. McKinney discussed the pest control issue with cockroaches. Owners should call Nicole at Foothills for exterminating. Pest control should be done indoors and outdoors. This service is at no cost to owners.

Deck balconies were discussed however, it was tabled for a later discussion.

Roofing and gutter cleaning will be completed next week.

**Landscape Report:**

The Landscape Committee met with several tree vendors and decided to work with Tree South.

B. Stuart will contact CARE to remove the Magnolia tree on the street and grind the stump. He will also mention the Pine located at the Tall Ship sign.

Trees scheduled to be removed include 3 Leland cypress, a declining red maple behind Yawl, and a River Burch at Cutter.

Trees needing to be pruned include a White Oak between Sq. Rigger and Ketch and a Magnolia at Clipper.

F. Aaron stated mulch should be added at the bank. He mentioned several bare spots and would prefer mulch be thicker.

S. McKinney motioned to approve $8600.00 to pay for the Tree South quote except Leland Cypress and stump grinding and use that money for other trees hanging over roofs, pruning and removal of trees. K. Botsford seconded this motion and the motion carried.

S. McKinney motioned to raise the transfer fees from $1500.00 to $3000.00 effective January 1, 2023 for any closing and thereafter. Transfer fees go into the Capital Account. K. Botsford seconded this motion and it passed unanimously.

**New Business:**

G. Crumbley contacted Gregory’s Pest Control regarding mosquito control. The price is $200.00 per building for a total of $1400.00. This includes 7 treatments a year for all 7 buildings. K. Botsford seconded this motion and the motion carried.

Tall Ship 114 owner has asked for bushes to be trimmed.

**Parking:**

F. Aaron motioned to add to notice if cars are not moved after 24 hours, they will be towed. Time and date will be added on notice as well as a line for signature and date. Towing company will be put on notice and information will be added to the Beacon and Handbook. S. McKinney seconded this motion and the motion carried.

Trash violations will carry a fine up to $100.00 when violators are identified.

**Occupancy issue:**

The Board discussed amending the bylaws for maximum 8 overnight guests. F. Aaron motioned to approve. S. McKinney seconded this motion and the motion carried.

At this time the meeting was adjourned.