

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

Meeting Date:

October 12, 2021

Present:

Dale Blazek, Gary Crumbley, Barry Stuart, Jeri Schaller, Frank Aaron (BOD)
Geig Lee (FPM)
9 owners via zoom

Guests:

Sylvia Stuart (229), Susan Harnett (234), Craig Schuman (217)

Call to Order:

B. Stuart called the meeting to order and guests were introduced.

Approval of Minutes:

The Board reviewed the Board meeting minutes from the September meeting. D. Blazek motioned to approve the minutes as written. F. Aaron seconded this motion and the motion carried.

Treasurer's Report:

F. Aaron reviewed the financial report. Ending checkbook balances as of September 30, 2021

Operating Account: \$140,132.76

Assessment Account: \$46,926.36

Capital Account: \$200,042.08

Bad Debt Account: \$100,000.00

Total Tall Ship Funds: \$487,101.20

Capital account expenses: \$350.00 was to repair chimney/roof leak at 321 Cutter.

\$2,942.00 was spent on Landscaping improvements. Greenworld installed stone steps and pathway from Clipper to Leisure Trail.

Premier Loan Assessment Balance as of September 30, 2021: \$806,191.18. Total prepaid units - 81 units. Total still owing - 39 units.

New prepayment amount for October 31, 2021 is \$20,871.57 due by October 20th.

There are two delinquencies as of September 30, 2021. Total past due \$1,590.00. Both owners have been charged late fees.

Sales: So far this year, 24 units have closed. 3 new sales scheduled to close in October.

Budget meeting: November 2, 2021 at 10:00 a.m.

Engineering & Property Manager's Report:

G. Lee stated there are 13 identified porch rails in need of paint. Foothills will notify owners.

The Board discussed the railings between Ketch, Yawl and Cutter. After discussion, F. Aaron motioned to install wooden handrails at 4 locations. D. Blazek seconded this motion and the motion carried.

F. Aaron motioned to repair structure in Unit 116, allow up to \$1,500.00 to repair trusses and subfloor. G. Crumbley seconded this motion and the motion carried.

D. Blazek discussed the permit process, would like for someone to visit each condo and inspect what is being done. B. Stuart recommends the Architectural Review Committee meet to discuss the process and changes.

Landscape Report:

The bank between the 2 upper lots was discussed. The landscape committee will have a zoom meeting next week to determine scope of work.

Crepe myrtles and trimming was discussed, will be referred to the landscape committee.

Parking:

D. Blazek discussed issues with contractors parking and not cleaning up construction. Fines were discussed for trash, debris and parking.

G. Crumbley motioned to fine the following owners. D. Blazek seconded this motion and the motion carried. All in favor.

Unit 308- 1 parking violation \$50.00 and 2 days of construction debris \$150.00
Unit 103- 1 parking violation \$50.00 and 3 days of construction debris \$225.00

D. Blazek asked for guest tags to be ordered and would like to know what is being done with the tags returned.

Old and Unfinished Business:

Janitorial and Trash Services:

The Board asked that the tracks be cleaned at the elevator. Also, the Frigate trash room door needs lubricating.

Zoom Meeting Improvements: Issues were discussed.

Alarm system: The Board discussed the alarm system at length.

New Business:

Green Team Recycle Proposal: Responded to questionnaire proposal.

Questions & Comments from Owners/Visitors: O. Borys discussed the Beacon. She would like for all articles to be turned in by next Tuesday. G. Crumbley will be introduced as the new Board member, need bio. The Architectural Committee should provide an article about remodeling.

Adjourn: F. Aaron motioned to adjourn. G. Crumbley seconded this motion.