

Minutes
Tall Ship Board of Directors Meeting
April 18, 2006
Cherokee Room, Activity Center

Present: Mike Ferrato, Sharon Luria, Barry Stuart, Virginia Sholar, Donna Federico, Carolyn Asperger, Roger Heffelfinger and Cathy Bell of Goldsmith

Absent: None

Guests: Peter Stanton, Kathy Stanton, Ray Nykaza, Barbara Nykaza, Harold Capitola and Tom Schill

NOTE: *THERE WAS NO BOARD MEETING HELD IN MARCH.*

I. Call to Order:

Due to an Executive Session the meeting was called to order at 9:40 AM by Mrs. Luria.

II. Introduction of Visitors:

The President introduced the visitors as follows:

Ray and Barbara Nykaza, owners of Unit #134
Peter and Kathy Stanton, owners of Unit # 237
Harold Capitola, owner of Unit #110
Tom Schill, Technical Manager

III. Approval of Previous Minutes;

With the minutes of the February 21st Board Meeting having been previously distributed to the board for comment no corrections or additions were deemed necessary.

- Motion: The minutes of the February 21st Board Meeting are approved as distributed.

Moved: Virginia Sholar
Seconded: Mike Ferrato
Unanimous

01.04.06

IV. Motions Approved by E-mail:

Goldsmith received an invoice from Summit Systems for Stucco/Window work as follows:

136 stack end wall completion \$4738.75
Deposit for 135 end wall stack \$4200
3 Bath Windows for 135 \$474
Additional Gable Removal \$324
Total invoice is \$9636.75

- Motion: The Board approves payment of the invoice from Summit Systems in the amount of \$7,809.35.

- Moved: Barry Stuart
Seconded: Virginia Sholar
Unanimous
02.04.06E

After learning that KKPOA has no intention of maintaining the signs with the building names on the opposite side of Tall Ship Dr. from the condos, it was proposed that they be removed..

- Motion: The Board authorizes the removal of the three signs on Tall Ship Dr. on the right hand side going down the hill.

Moved: Donna Federico
Seconded: Virginia Sholar
There were insufficient votes for or against this motion so it was decided to put it on the agenda for the April meeting.

03.04.06E

Goldsmith received an invoice from Summit Systems in the amount of \$9,978.00 covering the stucco/window work on the 36 stack, broken down as follows:

133 stack end wall completion \$5104.00
Deposit for 131 end wall stack \$4400
3 Bath windows for 131 \$474
Total invoice is \$9978.00

- Motion: The Board approves the payment of the invoice from Summit Systems in the total amount of \$9,978.00

Moved: Barry Stuart
Seconded: Carolyn Asperger
Unanimous

04.04.06E

Goldsmith received an invoice from Elmore & Wall in the amount of \$1,650.04 for legal work done on behalf of the Association in its ongoing litigation.

- Motion: The Board approves the payment of the invoice from Elmore & Wall in the total amount of \$1,650.04

Moved: Barry Stuart
Seconded: Virginia Sholar
Unanimous

05.04.06E

At the meeting held with the Fire Marshall on March 21, 2006 it was stated again that the telephone lines used to transmit the alarm signal to the monitoring stations needed to be dedicated to that purpose.

- Motion: The Board authorizes the installation of telephone lines dedicated exclusively to the fire alarm monitoring system.

Moved: Mike Ferrato
Seconded: Roger Heffelfinger
Unanimous
06.04.06E

V. Manager's Report:

A. Mildew and Pressure Cleaning Contract:

Goldsmith has received two bids for mildew removal and pressure cleaning the stucco as follows:

Anthony Baldwin	\$4,725.00
Homemasters	\$6,650.00

- Motion: The Board authorizes Goldsmith to accept the bid from Anthony Baldwin for mildew removal and pressure cleaning the stucco.

Moved: Mike Ferrato
Seconded: Virginia Sholar
Unanimous
07.04.06

B. Pressure Washing Curbs and Sidewalks:

Cathy Bell stated that she had left word for the Lasier youths and they had not returned her call; therefore, the only bids she has are as follows:

Anthony Baldwin	\$1,200.00
R&R Specialty Contractors	\$3,500.00
Homemasters	\$2,200.00

- Motion: The Board authorizes Goldsmith to accept the bid from Anthony Baldwin for pressure cleaning the curbs and sidewalks.

Moved: Donna Federico
Seconded: Carolyn Asperger
Unanimous
08.04.06

C. Housekeeping Walk Thru:

The monthly walk thru is scheduled for tomorrow with Donna Federico; however, as a result of complaints by owners in Ketch Cathy Bell and the owner of the JaniKing franchise met with the owners degrading these complaints. The situation in Ketch will continue to be monitored.

D. Landscape Walk Thru:

Cathy Bell and Carolyn Asperger will set this up for this month after the current work is completed.

E. Status of "Rooms to Go" Insurance Claim:

Rooms to Go states that this is a matter between them and the purchaser of the furniture, and the owner will have to handle. Since the owner at that time has now sold his unit, Cathy Bell will contact an attorney as to the possibility of sending a letter to the previous owners.

F. Rock Art Bid:

Representatives of Rock-Art have this on their schedule for the end of May. Numbers may be here by the end of the week.

G. Fire Extinguisher:

The fire extinguisher used on the fire in the trash room at Clipper will be filled and charged today. During Sharon Luria's inspection session with the fire department it was noted that some extinguishers are not tagged.

VI. Technical Manager's Report:

A. Repair of Trusses:

This work should be completed. Dick Hill has not yet completed his inspections under the buildings. Inspections on occasion have found leaks under the buildings. It would be advisable to have quarterly inspections under the buildings to catch leaks before major damage is done. The fire department may be a resource for this.

B. Balconies:

The conditions of the balconies are showing up on home inspection closing reports.

C. Stucco Update:

Summit has not quite finished the exterior of the 31 stack. They are trying to get the interior work completed in 331 first because it is owner occupied. When funds become available we will finish the last wall on Ketch and one wall on Schooner. An estimated \$200,000 is needed to complete all ends and columns.

VII. New Business:

A. Tall Ship Planning Committee:

Allen and Ellen Long have agreed to chair a long range planning committee. It will be open ended with instructions to look at the use or disposition of the acreage owned adjacent to the west end of Cutter.

B. Disclosure Letter to Realtors:

Sharon Luria will get a draft of a new letter out by e-mail for review.

C. Fire Alarms and Safety:

Cathy Bell stated that she has a meeting scheduled on Thursday morning with two monitoring companies. She has also been in contact with a consultant, Al Werne to possibly study our system and make recommendations. He can attend the meeting on Thursday.

Roger Heffelfinger presented the draft of a proposed Fire Safety Rules document. This draft is included as Appendix A and will be reviewed by the Fire Marshall.

Harold Capitola has agreed to check the key pads of the monitoring system once each week and report his findings to Cathy Bell. The inspection yesterday found numerous warning messages and the technicians seemed to not have an answer.

A meeting with the Sales Manager of ProTec is scheduled following this meeting.

D. Directional Signs:

The signs on the right hand side of Tall Ship Dr. belong to KKPOA. They are in varied conditions of disrepair. Tom Schill proposed that we put metal reflective signs with the names of the buildings on the same post as the current street number signs. The fire department thought this would be a good idea and offered to provide the name of the company that provides the street number signs. Mike Ferrato stated that he liked the existing signs and offered to study various alternatives.

- Motion: The Board authorizes a study of the directional signs issue. Mike Ferrato has agreed to do this study.

Moved: Virginia Sholar
Seconded: Carolyn Asperger
Unanimous

09.04.06

- E. An owner in Schooner requested that he be permitted to trim two pine trees adjacent to his unit at his expense, including cleaning up the debris.**

- Motion: The Board approves the trimming of two pine trees adjacent to the 06 stack in Schooner, provided the owner requesting it assumes the expense of the trimming and clean up.

Moved: Mike Ferrato
Seconded: Virginia Sholar
Unanimous

10.04.06

VIII. Existing Business:

A. Elevator Heater:

Mike Ferrato stated that his records of electricity usage indicated little or no variations from 2005 to 2005; however he said he would study the figures further and get his findings to the rest of the Board.

B. Floor Noise:

Mike Ferrato reported that Home Depot had nothing to help deaden the noise while Lowe's has a different type of matting that could help, however, it is twice as expensive.

We will include a brief article on this situation and a request for all owners to be sensitive as to how this can affect their neighbors in the next Beacon.

C. Harold Capitola Request:

Harold Capitola had requested time to address the Board, but deferred it to another meeting.

IX. Reports:

A. Treasurers Report:

The Treasurer stated that the investments in CDs had been completed.

B. Social Committee:

Barry Stuart reported that 15 ladies attended the luncheon at Circa 1930 and 3 spouses had lunch at The Spot on the Alley.

X. Owners Concerns:

Owners in attendance expressed concerns to the Board as to housekeeping, parking lots, bay windows and paint spills.

XI. Resales:

Unit 218	Clipper	Closing April 13, 2006
Unit 137	Yawl	Closing May 5, 2006

NOTE: Due to new privacy policies instituted by the South Carolina Real Estate Commission the selling prices cannot be divulged until after the sale has closed. Your Board will accept these policies but will keep the owners advised in some timely manner.

Motion: The Board waives its right of first option for these units.

Moved: Barry Stuart
Seconded: Mike Ferrato
Unanimous
11.04.06

There being no further business, the regular meeting was adjourned at 10:18 AM

Respectfully Submitted,

Barry Stuart
Secretary

Appendix A

DRAFT - Keowee Key Tall Ships Condominiums – Fire Safety Rules (April, 2006)

General Information

- Fire alarm boxes with pull levers are located in the stairwells on each floor.
- Fire extinguishers are also located in the stairwells on each floor.
- Each condominium unit is equipped with a battery equipped smoke detector connected to the fire alarm system for each building.
- Building fire alarm boxes are routed to the Keowee Key Fire Department and in general provide a more rapid response than a call to “911”, which must then be routed to the closest fire department.

Rules

- No flammable, combustible or other materials creating a fire hazard (as deemed by the Fire Marshall) may be stored in the building storage areas (crawl space under the building and landing storage closets on each floor). Materials which are a fire hazard include LP gas tanks, charcoal, lighter fluid, portable gas containers containing gas, fireplace logs, paint, newspapers, rags, and any other materials designated by the Fire Marshall as a fire hazard.
- **Fire inspections of the building storage areas will be conducted on a regular basis and any flammable, combustible or other materials creating a fire hazard (as deemed by the Fire Marshall) will be immediately removed and disposed.** The Keowee Key Fire Department, Fire Marshall and Tall Ships Board will not be responsible for notifying in advance or providing any reimbursement for materials found in the building storage area and disposed of which violate this fire safety rule.
- Use of LP gas or charcoal grills on patios is not allowed.
- No “hot” ashes may be disposed of in the trash closets of each building.
- All condominium owners and renters are responsible for following these rules. If a unit is rented, it is the responsibility of the owner to provide each renter a copy of these rules.

Evacuation Procedures

- **If you see fire, smell smoke or hear the fire alarm, leave your condominium unit immediately, using the stairwells (not the elevator) to exit.**
- If you see fire and smell smoke as you exit by the stairwell and the fire alarm for your building is not sounding, pull any fire box lever in the stairwell.
- When you reach the ground floor, move away from the building to the parking lot.
- After moving away from the building, please follow any additional evacuation instructions from the firefighters on site.