



# TALL SHIP BEACON

Issue No. 15

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Editor: Carlos Luria

## MESSAGE FROM THE PRESIDENT Virginia Sholar

We have had a challenging year.

Your Board now consists of myself as President; Frances Johnson, Vice-President; Judy Coolidge-Fill, Secretary; and our three Board Members At Large, Carolyn Asperger, Mike Ferrato, and Bob Stojetz. As a result of the resignation of the Treasurer, we now have a vacancy. We welcome nominations to fill this position.

The Association's suit against the original developer, contractor, and architect of Tall Ship is scheduled for trial on August 13, 2007. This suit is pending in the Circuit Court of Greenville County, South Carolina. The trial is expected to last a full week and will be conducted as a jury trial.

The Association has alleged that the Defendants are responsible for various construction problems, including defects in structural framing and exterior stucco. The Association is looking to recover costs incurred to date, as well as future repair costs and other damages. The Defendants have denied liability and raised various defenses.

Each side has retained expert witnesses and discovery is nearing completion. Each side is actively pursuing the case and thus the outcome is unknown at this time.

A partial settlement was reached with Realtec (successor to Lake Keowee Development Corporation and Fordco, Inc.) at earlier mediation. This settlement resolved all claims

against Realtec, Lake Keowee Development, except for claims associated with the stucco and/or consequential damages relating to the stucco work.

During the year, several projects have been completed and there are some still in progress, mainly: balcony, window and stucco repairs (the Technical Manager's Report will present more detail). We wish to extend our appreciation to all the residents and tenants for their patience during the phases of these repairs.

We scheduled two forums to inform the owners of plans to bring our fire alarm system up to State of South Carolina code. The forums were held April 21 and 28 at the Keowee Key Activity Center. Keowee Key Fire Marshall, Brandon Shirley presented a history of the current fire alarm system and the necessity to update to comply with state regulations (see the Fire Marshall's letter below). The Technical Manager offered a slide presentation of the proposed new equipment as well cost and savings to be experienced, and a copy of PowerPoint presentation is posted on the [Tall Ships web site](#). Of foremost concern to the Board is the life safety of owners. An up-to-date fire alarm system should be an enhancement to our property.

**The Board is currently planning to finance this project with the least impact on the owners: a one-time assessment of \$300.00 with an effective payment date of October 1, 2007. JUST THINK, THIS WILL RESULT IN AN UP-TO-DATE FIRE ALARM SYSTEM AT A COST OF LESS THAN \$1.00 A DAY! The Technical Manager's article and above-cited PowerPoint presentation list in greater detail the cost of equipment and overall savings we would experience. Below is a copy of the Fire**

Marchall's letter concerning the existing and new proposed Tall Ship Fire Alarm System.

## Tall Ship Fire Alarms

M. Brandon Shirley, Fire Marshall

I would like to first take this opportunity to thank the Tall Ship Board of Directors and Mr. Tom Schill for their concern and dedication in resolving this life safety issue at Tall Ships.

Life safety is the number one priority for the Keowee Fire Department and we strive to insure that through proper training, the use of adequate equipment and community education we are able to provide the citizens of our fire district that protection.

Our area of concern has been the fire alarm detection system installed throughout the Tall Ship buildings. The system that was originally installed was inadequate and incapable of handling the large amounts of data sent to it. It was very similar to a residential burglar alarm panel that you would find in any single family home. However, it was modified in an attempt to make it handle multiple fire alarm sensors. Over the years this system has been added to and repaired numerous times in an attempt to make it work properly. On many occasions the fire alarm activated but failed to call the fire dispatch center, not activated at all during a real fire, or notified the fire dispatch center but never alerted residents through the audible warning devices placed in the building. Another problem with the system has been the inability for occupants to hear the audible warnings inside their unit.

After countless hours of reviewing options and testing different systems it was concluded that it was time to replace the inadequate current system with an up-to-date system specifically designed for multi-family buildings. The new system will be similar to what you would find in a hotel or other large commercial complex. It will meet all local and state fire code requirements and ensure that all occupants are notified of a fire and given the best possible chance of survival. This new system should guarantee quick notification of the fire dispatch center and alert residents to evacuate promptly.

As I said above, life safety is the number one priority of the Keowee Fire Department, but no amount of

training or fire equipment can replace the need for having a good fire alarm system that allows occupants to get out in the first few minutes of a fire before the fire department arrives.

## A Realtor's Perspective

Bob Stojetz, Director

I thought this realtor information might be of general interest to Tall Ship owners. This will appear in two installments. The first installment is entitled, "From a Realtor's Perspective."

### "From a Realtor's Perspective"

My name is Mary Seger. I am an Associate Broker and have been selling real estate in Keowee Key for about 12 years and was a resident of Keowee Key for four of those years. The past 12 years have provided me with an abundance of knowledge about the community, its history, its residents and its market. Information provided in this article was gleaned from MLS statistics and company records. (There may be some private sales that were not taken into consideration.)

Many of us who are fortunate enough to live in this area consider Lake Keowee the land of pleasant living. Those who live in Keowee Key consider 'the Key' a utopia, the best opportunities for folks from all walks of life.

Originally advertised in the Wall Street Journal as a 'residential retirement community,' Keowee Key still boasts that the majority of its residents are retired. Are the tides turning? Maybe, maybe not. Over the last 10 years, we've seen an influx of buyers who are baby boomers, those in the 50-64 year old range, who may or may not be retired, and the 30-49 year olds, not to be left out, who are looking for 2<sup>nd</sup> homes, a place where they can go to get away from life's hectic pace, even if it's for a weekend. And what better place than Keowee Key, a community that provides the amenities that these folks are looking for to help them 'de-stress.'

That fact that Keowee Key is so diversified in its choice of housing is one of its greatest assets. For those who choose not to own a single family home, there are numerous other options. From the smaller Captains' Walk units, to the Safe Harbor and Harbor Lights Town-homes, to the Marina Villas and Tall Ship Condos along the lake to the luxury Sunrise Point Town-homes, there is something that fits everyone's pocketbook.

The Tall Ship Condos consist of 120 privately-owned condos in 7 buildings, some of which stretch out along the shores of Lake Keowee. Built in the early to mid-1980's, the Tall Ships fulfill a need for those owners who are full-time or part-time and do not want the worries of maintaining a single family home.

The majority of owners are not full-time owners. Since the latter 1980's a yearly average of 40-50 Tall Ship condos have been in an organized property management program. Of all the condos in Keowee Key, the Tall Ships are the most requested. Why? First, because many of the buildings provide beautiful views of the lake and second the Leisure Trail – it is not a seasonal activity, but one that can be used year-round. Though the Tall Ships are rented year-round, the 'season' usually runs from May 1 through Thanksgiving. There are also a number of condos that are rented by the owners themselves to family, friends or other individuals through private advertising.”

Be sure to look next time for the second installment, “The Rise and Fall....and *Rise* of Tall Ships”

## Stucco Repairs

*Tom Schill Technical Mgr.*

Boy has this year gone by fast. We are making real progress on the stucco repair projects.

The owner of Summit Systems, Tim Thigpen has made a change in crews that are working on the end walls. There will be about a 2 week delay, but I expect better work and more reliability from the new crew. Actually, they all have worked on this project previously.

We are also starting to move on the balcony repairs,

which also includes installing 'kick-outs' at the gutters above the balconies. We are blessed with having Chris Browning return to the project doing the balcony repairs. Due to other commitments, he will only be spending 2-3 days per week here, but his productivity is so good, that we still should see very real progress on this area of repair. Some of you may remember Chris when he was working for us a couple of years ago. His wife had a seriously problem with the delivery of their son Christopher, who had heart problems and required immediate surgery on delivery at Charleston. I am happy to say young Christopher is doing great.

Along with the above projects we also hope to begin the caulking repair to the bow windows. The timing here will depend on crew and scaffolding availability.

As the balcony work progresses, one or two of the crew will be working ahead of the actual balcony work caulking the balconies. This was a suggestion by Allen Long, one of our owners, and Chris's crew are working this in.

We are finally making real progress on the stucco repair projects. At the time of this writing, we have completed all the end walls and are moving forward on caulking bow windows and repairing balconies.

The balconies in Ketch and Schooner are complete, and the crew will complete Frigate and Clipper by the time this issue is sent out. Concurrently they are working on the damaged columns in the Cutter building.

We are have evaluated an alternative audible exterior fire alarm for our current system. The goal is to make our buildings safer in the event of a fire, which is deeply related to the ability to make the alarms heard. Unfortunately, it appears impossible to adequately get the attentions of residents using exterior alarms. Conclusion, we will have to move to an interior alarming system, and have started to do so.

# PROPERTY MANAGER'S REPORT

Cathy Bell, 1-800-247-2505

The new landscaping has been installed at the Cutter building; we still have a few adjustments to make. With the explosive growth in this area, the better contractors all have more work than they can handle, and that often slows our ability to respond quickly to your requests.

## Welcome New Owners!

Sylvia Stuart

Donnie McKinney, #131 Ketch  
Stephen, Mary, Michael & Melissa Neubeck,  
#217 Clipper  
Phil & Lisa Neuberger Flower, #321 Cutter  
Jim & Elizabeth Long, #228 Square Rigger  
Dale & Barbara Hopkins, #224 Cutter  
Rodger & Linda Chapman, #218 Clipper  
Grady & Marriann Cole, #137 Yawl  
David & Ellen Mason, #332 Ketch  
Frank & Lisabeth Schoebel, #324 Cutter  
Gary & Wanda Lang, #138 Yawl  
William & Mary Jo Pope #107 Frigate  
David & Elizabeth Weatherly, #307 Frigate  
George Hubbard & Margie Morris, #337 Yawl  
Bruce & Vinda Goodman, #339 Yawl  
Gary & Susan Moser, #206 Schooner

Please get to know our new neighbors and make them feel at home.

## Social COMMITTEE

Sylvia Stuart

Coming Events:

June 23, 5:00 – 7:00 – Cocktail Party at Frigate.  
August 31 – Block Party – Leisure Trail Picnic Shelter  
October or November Golf or Shuffleboard outing  
???  
December 9 – Sunday Brunch at the Club 12:00 p.m.  
Tall Ship Annual Meeting 2:00 p.m.

## TECH CORNER:

Carlos Luria, Communications Mgr.

**Satellite TV:** For those who may be dissatisfied with the cable service offered by Charter, remember that you can access DISH-TV or DIRECT-TV from communal dishes here. As a user of the former for the past four years, I can attest to its reliability, the quality of, and rapid response to, service calls, and pricing stability. Review the write-up and download the consent form at <http://tallshipscondos.com/notices.htm>

**Cell Phones & 911:** In lieu of setting up a local, BellSouth account, many absentee owners simply make use of their cell phones. Be aware, though, that if you should have to call 911, your call will be routed to the Emergency Response center closest to the tower that picks up your call – *and often that will be a tower in Pickens County.* That happened here last year when an owner used his cell phone to report a trash room fire (someone had cleaned out his fireplace, dumped the ashes in the trash room, but some of the coals were still live) and it created a major delay in our fire department being dispatched. If you use your cell phone to report a fire, **also use one of the new fire alarm pull stations, now being installed on every stairway landing**

**Web Site & E-Mail:** To hold down postage costs, the Tall Ships uses e-mail as its primary means of keeping homeowners informed, and its web site at <http://www.tallshipscondos.com/notices.htm> to store references and guides homeowners may wish to consult from time to time. The Handbook, By-Laws, Minutes of Board Meetings, etc., are archived there, as well as current and past issues of the Beacon.

But with changes in ownership, e-mail lists quickly go out of date. If you have received this issue by snail-mail and have not yet registered your e-mail address with us, we ask you to do so. Just send an e-mail to [info@tallshipscondos.com](mailto:info@tallshipscondos.com) and include your name and unit number. That's all it takes! Should your message encounter a SPAM blocker, ignore it; it will get through.

Thanks.