



TALL SHIP BEACON

Issue No. 14

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Editor: Carlos Luria



MESSAGE FROM THE PRESIDENT

Tom Schill

It has been a busy year; here are some of the highlights.

The master key project was completed a few weeks ago, and after smoothing out some bumps, we are very happy with the result. It is very helpful for the bonded contractors who routinely service our units, as well as for emergency crews that may need to make immediate repairs. .

The refinishing of the foyer in Square Rigger was completed, and looks very good. We are waiting for the contractor to provide us with a cost and work schedule to proceed with the other buildings.

To recap some of the major accomplishment this past year, the following projects were completed or in progress:

- New parking signs were installed, improving the overall 'look' of our parking lots.
- New plantings at were done at the Cutter and on the bank between Tall Ship Drive and the parking lot.
- The stucco repair project is still going slowly, but some progress is being made. We are now working on the 6th end wall, and it should be complete by the time the Beacon is sent out. There have been 3 bow window repairs, and 2 temporary test caulk repairs

- A major leak was identified at the 107 unit in Frigate. We had the source of the leak sealed, and completely replaced the outside master bedroom wall and insulation.
- Several trees were removed for improved access to the end wall repairs, and to protect the buildings from damage.
- The elevator carpets and ceiling lighting were upgraded
- AC condensate drains were piped outside the crawl spaces under the buildings to remove moisture as sources of rot and termite attraction.
- Drainage at the front of the Ketch and Cutter buildings was improved to eliminate standing water on the front walks.
- Access doors to the crawl spaces were repaired and refurbished.
- The Fordco case is continuing

I think the town meeting we had in September was a success. There was a good interchange of information between the owners and the Board.

My term as president has ended, as I have moved to Long Reach Drive, and have my Tall Ship condo on the market. I have really enjoyed serving on the board, but wait! The board is planning on hiring me as a consultant to handle many of the things I tended to while on the board. I think this will be beneficial to both Tall

Ships and to me. So, I am looking forward to a continuing relationship with our many friends in Tall Ships, and of course coming over for all the parties!

FROM THE TREASURER

Sharon Luria

Very rarely do we get an upbeat report from a treasurer, but that is what this report is going to be. Although the final financial statements will not be completed until January 2006 and we cannot crystal ball the future 100%, I can predict that we will end the year in a sound fiscal position.

The Reserve Fund will have approximately \$100,000 at the end of the year. This is largely due to the transfer fee which we charge all new homeowners. It is necessary to build up the reserves to prevent another special assessment in the future. In future years we will need \$240,000 to recoat our roofs; meanwhile we need to keep up with painting schedule, parking lot resealing and resurfacing, the continued cleaning of the rock art entrances to our buildings etc. This year we have collected twice the amount which we budgeted for, but there is no guarantee that this real estate bubble we enjoy now will continue.

The Operating Fund, I predict, will also end with a surplus, which we can apply to the funds necessary to complete the stucco project. Due to Mike Ferrato's diligence we were able to get on top of the escalating charges for electricity and because of renegotiation of several of our contracts our costs stayed in line with our budget. We have had a unusually good year regarding the collection of our assessments. **THANK YOU ALL!**

We have been notified by only one provider that the contract for next year will increase 4% due to the increase in transportation costs.

Three years ago we could not see the light at the end of the tunnel, but currently we feel that we

have the major repairs under control and our fiscal house is in order.

As you read this positive report, you might ask why is it necessary to raise our annual assessment for 2006 by \$200. In the last three years we have undertaken more than \$750,000 in major repairs and next year we will continue to repair the stucco. This was financed in part by a \$400,000 loan. To pay for the debt service it was necessary to increase the assessment for 2006.

A FAREWELL TO TOM!

Sharon Luria

My feelings are reminiscent of a 6 year old, who has just found out that there really isn't a Santa Claus. There is a real sense of loss, but a warm feeling for all the good things he brought to us.

Tom Schill, president and project supervisor for the REALLY big jobs which were accomplished during his tenure, was a Santa Claus to the Tall Ships. He steadfastly held Carolina Roofing's feet to the fire and as a result we all have a solid roof over our heads; he worked incessantly with Pro Tec to get a fire alarm system which works; didn't get too aggravated with the difficulties of re-keying; and continues to struggle with our stucco contracts. But most important was his perseverance and business like approach to solving our problems.

Fortunately Tom and Joyce have just moved to another part of Keowee Key and Tom will act as a consultant to the Board on projects such as the stucco. I personally would rather have Santa/Tom back, but realize that nothing stays the same forever.

P.S. I would love a red sweater for Xmas

CRUNCH TIME!

Carlos Luria

OK, guys – we’re at Orange Alert and approaching DEFCON-1. With Tom Schill’s ‘defection’ to the South side of Keowee Key, your Board is now short *two* members; if it loses one more, it will no longer be able to function, for lack of a quorum. We need at least one new member, and preferably two. The only requirement is that the candidate have e-mail and Internet access, because the Board keeps meeting times to a minimum by accomplishing much of its work on-line.

Our excellent Property Manager, Cathy Bell of Goldsmith’s, has taken over much of the drudge that traditionally fell on Board members’ shoulders. Now, in addition, Tom Schill has agreed to work as a contactor, handling many of the tasks that his engineering background allowed him to manage so well. The combination of these two assets substantially reduces the demands on the Board members’ time.

Ideally, the Board should have at least one non-resident member, for that faction (by far the largest) is not represented at all. But first and foremost we must insure the continued viability of our governance, for we all have too big a stake in our investment to let it go ‘by the board’ – so to speak.

Please review the Handbook and the By-Laws, both posted on our web site at <http://www.tallshipscondos.com/notices.htm> and volunteer by phone call, or e-mail to info@tallshipscondos.com

LANDSCAPING COMMITTEE

Sharon Luria

November 10th Cathy Bell, our property manager, and I walked the entire complex with the owner of LDG, our landscaping maintenance company. We spent 2 hours doing so, and have a full report of our meeting. We went into great detail and I won’t bore you with all them, but some of the larger decisions included:

- Removal of the two Leyland Cypress trees at Square Rigger
- Get bids to fix the erosion on the northwest side of Square Rigger and Yawl
- Plant “Knock Out” roses in front of the Schooner and Yawl signs
- Remove the straggly cotoneaster between Frigate and Clipper
- Create a larger area around the cut leaf maple at Frigate
- Trim the dogwoods at Frigate
- Remove the overgrown azaleas in the back courtyard at Frigate prune and trim the acubas
- Lower the level of all the overgrown hawthorns at Frigate in Feb
- Plant new bushes to take the place of dying or dead red tips behind Clipper
- Remove the straggly dwarf azaleas at the lower parking lot entrance and replace with the “Knock Out” roses
- Trim and prune the courtyard at Ketch
- Encourage better growth of the crepes on the bank between Sq. Rigger and Ketch

LDG will weed eat the banks as scheduled during the winter months and will overseed the grasses in the spring.

On that same day we met with the owner of Phoenix Landscaping, the company that installed the new plantings at Cutter. He agreed to replant as contracted and to remove the crepe myrtle trees and replace them with bushes within the next two weeks.

We have put out for competitive bid the removal of existing unneeded plant material and the installation of new plants at Square Rigger. No decision has been made at this time, but we hope to make one in time to take advantage of the ideal planting season.

Betty Drenning from Sq. Rigger has agreed to assist with the landscaping. Thank you!! Anyone else who is interested in assisting should call me at 944-1434.

WELCOME COMMITTEE

Sylvia Stuart

Paul & Rose Edwards, #139 Yawl
Dean & Stacy Brubaker, #239 Yawl
Robert & Barbara Fulmer, #124 Cutter
Robert & Carol Roberts, #123 Cutter
Russell Semelsberger, #105 Schooner
William Coates, #102 Schooner
Alexandra Maher & Constance Matuszak, #128
Square Rigger

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

Tech Corner

Carlos Luria

Air Handlers: Old -timers have heard this song before, so they can skip to the next paragraph, but for the newcomers, you have a potential problem lurking in your utility closet. Your air handler contains a grid which, in the summer time, cools the air that is drawn across it. In doing so it also extracts a lot of the moisture from the warm, humid air. The moisture condenses; the water droplets collect in a pan and are routed to a drain. When something interferes with that process, it floods your utility closet and may also affect your neighbor down below. Be aware of two potential problem points:

- The pans in the original air handlers installed by the builder eventually rust and cannot be repaired. You'll need a new air handler. .
- Drainage tubes in air handlers used only rarely can become clogged with algae. A periodic application of Clorox will solve that. Please see the article, "Avoiding A/C Problems" on the Tall Ships web site at <http://www.tallshipscondos.com/notices.htm>

Need-A-Ride?

When you bought your condo you may not have been aware of a unique Keowee Key feature: **Any** resident (and that includes your tenants) is entitled to free, door-to-door transportation to virtually any destination, when unable to drive.

A chauffeur will pick him up, take him where he needs to go, and bring him home again.

Operated by a group of 100 volunteers who donate just one day a month to driving others, the program doesn't add a penny to home owner assessments and that is what makes it unique. Few if any communities match this service, which won an honorable mention, last year, from the US Dept. of Transportation. For its history click on <http://tinyurl.com/7jfyv>

Social COMMITTEE

Sylvia Stuart

Thanks to Chuck and Claire Giordano for arranging and hosting the Golf/Dinner outing. In spite of the golf being rained out, the dinner was enjoyed by all!

New Events Coming Up:

11 Dec. **Tall Ship Holiday Brunch**
Brunch 12:00 P.M.
Call Club for Reservations 944-2151
Mention Tall Ship

11 Dec. **Tall Ship Annual Meeting**
2:00 PM at the Activity Center

E-Mail & the Tall Ships

Web Site

Carlos Luria

Your board uses both e-mail and its web site to keep property owners abreast of what is happening,. Particularly for those who are here only sporadically, it is the best way to keep abreast of issues that **directly** affect the value of their properties.

You'll find our web site is at:
<http://www.tallshipscondos.com>

113 of our 120 owners have now registered their e-mail addresses with us, and if you did **not** receive this issue of the Beacon by e-mail, you are not one of them. We encourage all do so by sending an e-mail to info@tallshipscondos.com