

Minutes (NOTES)
Tall Ship Board of Directors Meeting

July 17, 2007

Cherokee Room, Activities Building

Present: Virginia Sholar, Mike Ferrato, Carolyn Asperger and Cathy Bell of Goldsmith

Absent: Frances Johnson, Bob Stojetz and Judy Coolidge-Fill

Guests: Tom Schill, Barry Stuart, Harold Capitola, Kathy Stanton George Hubbard, Margie Morris and Paul Corbeil representing the KKPOA Board

I. Call to Order:

The meeting was called to order at 9:03 AM by President, Virginia Sholar. It was determined that there was not a quorum present; therefore any motions would have to be handled later by e-mail, and no business could be conducted.

II. Reports:

A. KKPOA Condo Assoc. Liaison:

Virginia Sholar introduced: Paul Corbeil as the new KKPOA Condo Association Liaison person.

Mr. Corbeil encouraged the Association to contact him with KKPOA questions and concerns. He stated that the turnout for the Town Hall Meeting was standing room only and notes from the meeting would be posted to the KKPOA web site.

He stated that KKPOA is making stronger efforts to collect the seriously delinquent property owner accounts. This has resulted in a significant reduction in those accounts.

He then took questions from the Board and visitors present.

B. Secretary (Minutes of June 19, 2007 Meeting):

As all Board members had been sent a copy of the minutes for review, a motion was entertained to accept the minutes as presented; however, since a quorum was lacking approval would have to be completed by e-mail.

Motion: The Minutes of the June 17, 2007 are approved as presented.

Moved: Mike Ferrato

Seconded: Carolyn Asperger

Approval Pending

01.07.07

C. Technical Manager:

Tom Schill reported that the stucco/window project is progressing toward completion. Work remaining in Cutter consists of the bay windows in the #22 stack. The balconies and bay windows in Square Rigger remain to be done, but work has begun in the #26 stack. In Clipper the balconies in the #17 stack will be completed this week. The Yawl balconies and the #237 bay are still pending. The bay window in #237 is the worst Summit has found.

The Fire Alarm Update Project is in progress. The unit alarms in Cutter have been installed and Square Rigger alarms are being installed today. The audible alarm in Clipper is not functioning. It is believed to be the driver and will be replaced.

D. Property Manager:

1. Cathy Bell stated that she did her monthly inspection on June 26, 2007 and it resulted in several items for the landscaping people as well as the cleaning crew. She stated that she had forwarded her results to the landscaper and he is working on those items now. She attached a list for the Board and reviewed it.

2. Ms. Bell stated that she had met with the Jani-King representative, not the franchisee on July 1, 2007 to discuss the items on which we are receiving complaints. The representative is going to meet with the cleaning crew and work with them on improving and becoming more efficient so that everything can get done in a timelier manner.

3. Pro-Tec has been contacted to cancel the monitoring since Blue Ridge has the new system up and running as far as the monitoring is concerned.

4. The tentative walk through inspections were then established as follows:

July 31, 2007	Virginia Sholar
August 28, 2007	Carolyn Asperger
September 12, 2007	Mike Ferrato

All to begin at 10:00 AM

5. Harold Capitola reported that one of the metal shutters on Schooner is loose and could blow off in a strong wind.

E. Social Committee:

Barry Stuart reported that 30 people attended the Cocktail Party on June 23. The Block Party will be held at the Leisure Trail Picnic Shelter on August 31. He stated that this is Labor Day weekend and Clemson will be playing Florida State at home on Monday; therefore, the condos may have a lot of people.

III. Old Business:

A. The possibility of a requested handicap ramp at Cutter was again discussed. Mike Ferrato reported that he and Randy Manley of R&R Contractors had tried to lay out a satisfactory ramp meeting required codes. The prospect turned out to be impractical. A second contractor is coming out later and a company selling and installing electric lifts will also look at it.

Further discussion of this proposed project was tabled.

IV. New Business:

A. Ad Hoc Committee to Review Handbook:

Kathy Stanton agreed to chair this committee and George Hubbard agreed to serve on it. Mrs. Stanton will get others to serve with her. Mike Ferrato

submitted a proposed addition to the section on Parking – Reserved Spaces for consideration.

B. Janitorial Service:

This issue was addressed in the Manager's Report.

C. Tree Trimming:

Cathy Bell reported that her specialist has been out of town and will meet with her upon his return to review our needs.

There being no other business for discussion, the meeting adjourned at 10:15 AM.

Respectfully Submitted,

Barry Stuart
Acting Secretary