

**Minutes**  
**Tall Ship Board of Directors Meeting**  
**September 18, 2007**  
**Palmetto Room, The Club**

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

**Absent:** Frances Johnson and Judy Coolidge-Fill

**Guests:** Tom Schill, Barry Stuart, Harold Capitola, Don & Mary Lee Davis, George Hubbard, Margie Morris, Barbara Nykaza, Carlos Luria and David and Elizabeth Weatherby

---

**I. Call to Order:**

The meeting was called to order at 8:03 AM by President, Virginia Sholar. She immediately asked for a motion to change the order of the agenda to accommodate the schedules of Board members and the owner/guests present.

Motion: The order of the agenda for this meeting is set aside.

Moved: Carolyn Asperger  
Seconded: Bob Stojetz

Unanimous  
**01.09.07**

**II. New Business:**

**A. Janitorial Specifications – Ad Hoc Committee:**

Virginia Sholar recognizes Harold Capitola reviewed the work of the Ad Hoc Committee and discussed the changes proposed by it. The Board agreed these changes could improve the situation, and referred the amended contract to Goldsmith for getting a new janitorial service.

David Weatherby then asked for and was given permission to address the Board. He stated that since the Board had received the amended contract terms that it should go ahead and award the contract to the one firm, A+ Household Services, that had submitted a bid. Cathy Bell stated that she had not met with the representative of the bidding firm nor walked the premises with the representative. Because she would be the one working directly with the firm she would prefer to follow that precedent. She stated that there is no By-Law requirement to get competing bids and the Board has the authority to let the contract based on a single bid. Mr. Weatherby then asked when could the change be made? The President stated that the Board needed to approve the amended contract and Cathy Bell needed to meet with the representative of the bidder.

Motion: The contract specifications are approved as amended and Goldsmith is authorized to approach A+ Household Services as to agreeing to the revised contract.

Moved: Bob Stojetz

Seconded: Mike Ferrato  
Unanimous  
**02.09.07**

**B. Fire Alarm Assessment:**

Cathy Bell and Tom Schill informed the Board that the extra fee for locating the fire alarm strobe and bell inside the condo was approximately \$190.00. A discussion ensued as to the mailing date and due date of the \$300.00 special assessment. The Board was reminded that according to the Board had decided in Executive Session at the July 17 meeting that the mailing date would be October 22, 2007 and the due date would be November 30, 2007.

Due to the improvement of finances, the proposed fire alarm special assessment of \$300.00 is rescinded.

**C. Effect of Proposed New KKPOA Transfer Fee on Tall Ship Entry Fee:**

Virginia Sholar stated that she and representatives of the other multi-family communities within Keowee Key would be meeting with members of the KKPOA Board this afternoon to discuss the KKPOA proposed Transfer Fee of \$2,500.00 per property sale of properties within Keowee Key. After discussing the proposal and meeting, the Board left open the possibility of taking a formal position and/or a recommendation to the Tall Ship owners. The Board agreed it was vital to make sure the owners are aware of the proposal and of the effects it may have on them.

**III. Existing Business:**

**A. Handicap Ramp – Square Rigger and Railing at Yawl:**

Mike Ferrato stated that he has a quote for a proposed handicap ramp for Square Rigger, but it does not include the railings for it. It was suggested that drawings of the proposed ramp and its effect on the building's overall appearance should be submitted before a decision is made. Mr. Ferrato said he would pursue that with the contractor and obtaining a building permit.

There being no other business for discussion, the regular meeting adjourned at 8:40 AM.

**Respectfully Submitted,**

Barry Stuart  
Acting Secretary

**ADDENDUM:** Following this Board meeting the Tall Ship Board voted by e-mail to rescind the \$300.00 Fire Alarm Special Assessment.

- Motion: The Board hereby rescinds the \$300.00 Fire Alarm Special Assessment enacted at an earlier Board meeting. The \$190.00 charge to recover the cost of moving the location of the warning alarm will be invoiced to those affected owners.

Moved: Bob Stojetz

Seconded: Mike Ferrato  
Unanimous  
**01.10.07E**