

MINUTES
TALL SHIP ASSOCIATION JANUARY MEETING
January 16,2007
Cherokee Room Activites Building

PRESENT: Virginia Sholar, Frances Johnson, Judy Coolidge-Fill, Mike Ferrato, Bob Stojetz, Cathy Bell of Goldsmith
ABSENT: Donna Federico, Carolyn Asperger
GUESTS: Tom Schill, Barry Stuart, Allan Long, Peter and Kathy Stanton, Harold Capitola

Call to order: Virginia Sholar called the meeting to order at 9:05AM.

- 1) Allan Long's Report: Allan reported on special projects requested by Sharon Luria in an attempt to upgrade the property and maximize its' curb appeal.
 - a) Development of 31/2 acres adjacent to the Tall Ship sign of which there are many possibilities:
 - 1) Sell the property: Three lots could be sold for \$50,000 each, but these lots are not on the water and the land is hard to build upon making this idea not very appealing. Also, 100% of the owners would have to agree to a sale, unless the By-Laws were changed.
 - 2) Build another 20 units - this would incur the same problems mentioned in # 1 above.
 - 3) Underground parking garages or additional parking lots.
Perhaps the best possibility now is to keep the property so we can control it; we need to decide what's best for this area as the Tall Ship area has appreciated considerably over the last two years.
 - b) Overlay of parking lots: even though this will be expensive, it will have to be done soon and should be a priority. A compass rose or a sunflower may be placed in the center of each lot as an enhancement.
 - c) Build carports: Each carport would cost approximately \$3,500. Allan knows an attorney who will work pro bono to see how this might be done. There will be a full presentation at a later meeting. It was suggested that these carports could be purchased by those interested.
 - d) Replace and upgrade landscaping - this is an ongoing project.
Some discussion ensued regarding these projects and Allan was asked how many people he had spoken to about them. He had talked to 10-15 full-time residents (out of 27) and 8-10 part-time residents. The full-time residents were very interested in the projects; the part-time residents were not.
A suggestion was made to form ad hoc committees to study each project.
It was decided to put all on hold until the Fordco suit is settled and the stucco work is done.
(Apparently there is a Seneca realtor who's telling prospective owners that the Tall Ship buildings are falling down and that there are lawsuits. However, Tall Ship had to disclose to all realtors that there is a lawsuit.)

2) Reports

Secretary: The minutes of the Annual Meeting and the Executive Meeting of December 10, 2006 were moved for approval by Mike Ferrato and seconded by Bob Stojetz. All were in favor.

Treasurer: Donna Federico recommended that, beginning this year, she will send out by mail a packet to the 120 owners. This will contain a cover letter of explanation, the budget for the coming year, December balance sheet,

and December income and expenses. This will be mailed sometime in January after all the bills have been paid. Cathy will do the cover letter.

This will not include names of those in arrears of which, at present, there are four. Two have contacted Cathy about payment. The names of those in arrears cannot be made public unless there is a lien on the property. Any and all unpaid assessments must be made known at the time of closing and should be paid by the seller, unless an agreement is made between the seller and buyer to share in the payment. Accounts in arrears after 90 days will accrue interest. The Treasurer's recommendation was moved for approval by Judy and seconded by Mike. All were in favor.

Property Manager: The books are not closed out for December as there are some outstanding bills:

a) \$13,707.50 - legal bill to Martin Phillip for lawsuit. (According to our attorney, we got what we paid for.)

b) \$633.95 - Judy Comp - recording depositions for lawsuit.

It was moved by Mike and seconded by Frances that these bills be paid. All were in favor.

c) \$5,604.50 - Summit Systems for stucco. It was moved by Mike and seconded by Frances that this be paid. All were in favor. The final bill will be about \$4,000.

The yearly elevator inspections were done and all were reported to be in good working order.

The annual termite inspection was deemed okay, however termites were noticed during the end repairs.

Cathy will conduct a walk-through with one Board member each month:

January 30 - Frances Johnson

February 27 - Mike Ferrato

March 27 - Allan Long.

Allan Long and Tom Schill will go on each walk. All will meet Cathy at Cutter at 10AM weather permitting.

Technical Manager: Tom reported the the 09 set of Frigate should be completed by January 20. Cutter will be next.

Since the scaffolding is on Frigate, Tom suggested that the balcony repair be done on it before removing scaffolding to Cutter. However, the balcony repair people seemed to have abandoned us. The stucco crew now is a better crew - they are much neater and cleaner.

Of the 20 ends only two remain to be stuccoed.

He received a quote from ProTec Services for Photo Electric Smoke Detectors and Double Throw/Double Pull Fire Pull Stations. The fire marshall has stated that pull stations be on each floor rather than just in the foyer where they are now. New pull stations are required by South Carolina law. Concern was expressed about getting fire alarm sounds loud enough to be heard throughout each condo. An unsuccessful attempt was made years ago to get an alarm that was loud enough. It's probable that we need a consultant to address this issue as the fire alarm system is a problem. Mike moved that Tom look into other sources for fire alarm systems. This was seconded by Bob and approved by all.

However, it was finally decided not to roll over two CDs due in March totalling \$30,000 to pay ProTec \$16,168.82 to install 39 Double Throw/Double Pull Non Coded Fire Pull Stations, 39 Fire Pull Station Back Boxes, 7 Addressable Modules, Labor and Conduit, including South Carolina sales tax. Mike so moved, seconded by Bob; all were in favor.

Some discussion ensued as to the role of Goldsmith vis-a-vis the Board. Should Goldsmith provide more choices/options for the Board and our concerns? The

Board needs to be educated about the concerns as it is hard to find people to serve on the Board. Goldsmith's role is basically administrative but it can provide names of contractors and suggestions to the Board. Cathy pointed out that the Board meetings are more streamlined because of Goldsmith and that it (Goldsmith) works at the direction of the Board. The monthly walk-throughs have helped identify problems.

Tom will work on a new Handbook but needs input.

He will also meet with Donna and Cathy regarding the use of reserve funds.

Social: Sylvia Stuart has reserved the Marina for the Kentucky Derby party and the Keowee Room for the annual brunch and meeting.

3) Old Business

Status of parking lot lights: A study was done regarding installation of new lights. It was very costly and was abandoned due to lack of funds.

4) New Business

By-Laws: The Board was instructed to read sections that deal with non-owners voting. Owners not in good standing are not allowed to vote.

Hubbard Tree Trimming: Yawl middle unit

A picture was sent showing which limbs of which trees the Hubbards wanted removed. The Hubbards would pay for the trimming. Anyone affected by this trimming (i.e. the neighbors in the stack and on each side) would have to approve this before the Board would approve.

There is a sample form in the Handbook which outlines the correct procedure. However, the form to complete does not give enough information and will be amended.

Goals 2007

Done

Pressure wash sidewalks and curbs

Walk-throughs scheduled January through March

Duke Power reimbursed TS Assn for damages done to Square Rigger

Bulletin Boards

Bids for rock art

Repair trusses under buildings - Randy to do final inspection

Painting floors

Ongoing

Post pest control schedule

Renew Tom's contract

Renew insurance contract

Landscaping

Stucco schedule

Nominating Committee - Barry Stuart

Window Washing

Lawsuit

Roof inspection

Posting of minutes on bulletin boards in trash rooms and mail centers

Tracking of unit sales and asking prices

Randy to inspect dryer vents in Cutter

On Hold

Reseal parking lot

Other

Mildew - to be done in 2008

Bids for landscaping

Social Calendar

Update Handbook

Editing disclosure letter

Bid for chimney inspection
Beacon articles - Carlos Luria to update
Planning and marketing committee
Packets for annual meeting - Cathy

5) Miscellaneous

Posting minutes: The following people will be responsible for posting minutes in trash rooms and mail centers:

Mike Ferrato - Cutter

Barry Stuart - Square Rigger and upper mailbox

Peter Stanton - Yawl and Ketch

Allan Long - Frigate and Clipper

Judy Coolidge-Fill - Schooner and lower mailbox area

Taping meeting: Judy asked if she could bring a tape recorder to assist her in minute taking. All agreed with the stipulation that she make the Board aware when the recorder is running.

Janitorial service: There was a concern about the janitorial service not doing the cleaning appropriately: work ranged from average to spotty. Two residents said they could do the cleaning for the same price as the current provider. The Board decided to discuss this in Executive Session.

Community Patrol: A concern was expressed about the Community Patrol not patrolling Tall Ship parking lots. They are checking townhouses but not our lots. Tags should be placed on vehicles not appropriate for our lots i.e. boats, RVs, etc.

The meeting was adjourned at 11:10AM.

Respectfully submitted: Judy Coolidge-Fill, Secretary