

Minutes
Tall Ship Board of Directors Meeting
August 15, 2006
Cherokee Room, Activity Center

Present: Mike Ferrato, Barry Stuart, Virginia Sholar, Donna Federico, Roger Heffelfinger and Cathy Bell of Goldsmith

Absent: Carolyn Asperger,

Guests: Ray Nykaza, Harold Capitola, Kitty Miller and Tom Schill

I. Call to Order:

The meeting was called to order at 9:00 AM by Virginia Sholar.

II. Introduction of Visitors:

The following visitors were present:

Ray Nykaza, owner of Unit #134
Kitty Miller of Unit # 233
Harold Capitola, owner of Unit #110
Tom Schill, Technical Manager

III. Approval of Previous Minutes;

With the minutes of the July 18th Board Meeting having been previously distributed to the board for comment no corrections or additions were deemed necessary.

- Motion: The minutes of the July 18th Board Meeting are approved as distributed.

Moved: Mike Ferrato
Seconded: Roger Heffelfinger
Unanimous

01.08.06

IV. Motions Approved by E-mail:

Goldsmith received an invoice from Elmore & Wall in the amount of \$2,911.25 for legal work done in June on behalf of the Association in its ongoing litigation.

- Motion: The Board approves the payment of the invoice from Elmore & Wall in the total amount of \$2,911.25.

Moved: Barry Stuart
Seconded: Donna Federico
Unanimous

02.08.06E

Goldsmith received an invoice from Elmore & Wall in the amount of \$7,102.14 for legal work done in July on behalf of the Association in its ongoing litigation.

- Motion: The Board approves the payment of the invoice from Elmore & Wall in the total amount of \$7,102.14.

Moved: Barry Stuart
Seconded: Mike Ferrato
Unanimous

03.08.06E

The Association received notification from GAF that it is time for another roof inspection as per our warranty. Neil Cushman provides this inspection for \$2,500.00.

- Motion: The Board authorizes Goldsmith to contact Neil Cushman as to an inspection of the roof per our warranty from GAF, and approves the payment of \$2,500.00 for this inspection.

Moved: Barry Stuart
Seconded: Mike Ferrato
Unanimous

04.08.06E

V. Treasurer's Report:

The Treasurer's Report will be included with the Property Manager's Report as it involves the Special Assessment.

VI. Manager's Report:

A. Fire Alarm Monitoring:

Cathy Bell reported that Harold Capitola was doing an excellent job in checking the readouts on the fire alarm panels weekly. There seems to be a general improvement in the system as a result.

B. Special Assessment Update:

Cathy Bell stated that 20 owners have not paid any thing toward the assessment and 15 owners had elected to pay quarterly. She stated that she would provide the Treasurer with a spread sheet detailing this information. Those who have not paid now owe \$3,000.00.

C. Housekeeping Walk Thru:

Virginia Sholar agreed to participate inn the August walk thru and Barry Stuart agreed to participate in the September walk thru...

VII. Technical Manager's Report:

A. State Fire Marshall Report:

This report is still forthcoming. In the meantime Goldsmith will get quotes on hard wiring the sensors in the basements, including ProTec's costs.

B. Roof Inspection:

As stated in the motion above, this inspection has been authorized and Neil Cushman will do this around September 1. Tom Schill stated that he had sent an address update to GAF as the incorrect address caused a delay in authorizing the inspection.

C. Leak:

A leak was reported in Unit #203 in the area of the air handler. It is apparently a problem that is the owner’s responsibility.

D. Waterline Break:

A break occurred in a waterline underneath the sidewalk going between Ketch and Yawl. A manifold will have to be replaced. KKUS has said they will try and keep the residents advised of service interruptions. Goldsmith will send a letter to KKUS regarding repair to the sidewalk. There is a sinkhole that will have to be filled in.

The Magnolia tree between the sidewalk and Yawl needs to be removed. It has been severely pruned due to the stucco work and is very close to the building.

C. Stucco Update:

Summit is still working on the 32 stack. A partial finish coat has been applied. The interior work is slow but progressing. The bad stucco on the columns here will be worked on soon. The deck under the 2nd floor balcony shows considerable rotting. The plan is to move to the end of Schooner and then to the balconies on Frigate. Summit plans to check the condition of the balconies on the 33 stack before moving the scaffolding and other materials to Schooner.

VII. Other Repots:

A. Social Committee:

Barry Stuart that plans are complete and notices up regarding the Block Party to be held at the Leisure Trail Picnic Shelter on Saturday, August 26. The deadline for reservations is Sunday, August 20.

VIII. New Business:

A. Board Vacancy and Board Size:

Barry Stuart reported that he had e-mailed special invitations to those owners who had expressed an interest in serving on the Board. He received two negative replies and noted that none of those e-mailed were in attendance. Roger Heffelfinger suggested that we should address the question of Board size. He subsequently put it in the form of a motion.

- Motion: The Board has an open discussion relative to increasing the size of the Board.

Moved: Roger Heffelfinger
 Seconded: Mike Ferrato
 Unanimous

05.08.06E

After discussion of the procedure necessary to amend the By-Laws to change the size of the Board and Cathy Bell stating that all the homeowners Boards she worked with had either 5 or 7 members and that 7 was typical. The possibility of teleconferencing was also discussed. Roger Heffelfinger is investigating the costs involved in teleconferencing and will report back to the Board. At that point it was decided to table this motion to a later date.

- Motion: The Board tables the issue of Board size until a later date.

Moved: Mike Ferrato
Seconded: Roger Heffelfinger
Unanimous

06.08.06E

B. Tree Removal:

An owner in Ketch is requesting permission to remove a tree. The form designed for this will be sent to them to be filled out and submitted to the Board.

IX. Existing Business:

A. Special Assessment:

Roger Heffelfinger stated that there had been 7 e-mails regarding the special assessment. Of these, 4 were unfavorable and 3 were favorable. We need to utilize the minutes of the meetings as an important form of communication with the owners.

X. Owners Concerns:

Owners in attendance expressed concerns to the Board as to landscaping. Kitty Miller offered to chair the Landscape Committee if she had help from other owners on the committee. Barry Stuart stated he would post an invitation to owners to serve on this committee. She was also given a copy of the contractual responsibilities of the landscape contractor for review as to performance.

Owners also commented on the accumulation of items beside the door of Unit #106 and Goldsmith will send a letter to the owner.

Another concern was the lack of pine straw on the bank beside Ketch and the erosion that was occurring could be a problem. This will be brought to the attention of the landscape contractor.

The noise on the weekends from a unit in Cutter was brought up.

The water spigot behind Ketch apparently has a bad washer as it is almost impossible to turn off. Goldsmith will have R&R check it.

XI. Resales:

Unit 138

Yawl

Closing August 18, 2006

NOTE: Due to new privacy policies instituted by the South Carolina Real Estate Commission the selling prices cannot be divulged until after the sale has closed. Your Board will accept these policies but will keep the owners advised in some timely manner.

- Motion: The Board waives its right of first option for these units.

Moved: Barry Stuart
Seconded: Mike Ferrato
Unanimous

07.08.06

There being no further business, the regular meeting was adjourned at 10:38 AM, after which the Board went into a closed session for a briefing of legal matters. All current Board members except as noted above were present for this briefing.

Respectfully Submitted,

Barry Stuart
Secretary