

TALL SHIP ASSOCIATION MEETING
MINUTES

February 20, 2007

Cherokee Room Activities Building

- PRESENT: Virginia Sholar, Donna Federico, Bob Stojetz, Judy Coolidge-Fill, Cathy Bell (Property Manager), Tom Schill (Technical Manager).
- ABSENT: Carolyn Asperger, Mike Ferrato, Frances Johnson
- GUESTS: Carlos Luria, Harold Capitola, Brandon Shirley (Fire Marshall), Mike Bly and Randy Brady from ProTec.

Call to order: The meeting was called to order at 9:02 by Virginia Sholar. The President stepped down and appointed Frances Johnson, Chair in order to have a quorum to conduct Board business.

Tall Ships Domain Name (Website)

Carlos Luria made a presentation on our website. This inexpensive site provides much information about Tall Ships such as Board minutes, Rules and Regulations, the Beacon, and more. More use could be made to show rental units and units for sale. It was moved by Virginia and seconded by Judy that all future billings for the site be transferred to the property manager to ensure its' continued availability. All were in favor.

Protec

A major concern is that the fire alarms are not audible in all parts of all units. The fire department has been concerned as to the response of the people to the practice alarms - very few came out and the fire department had to knock on doors. A solution might be to put an alarm on each floor.

It was agreed that Protec would do a demonstration with different alarms to see which ones worked, This will be done in the near future. If these alarms are audible Protec will give us an estimate of the cost of alarms that worked and the proper wiring to bring the system up to current code.

Reports:

Secretary: The January Board meeting minutes and the Executive Board meeting minutes were moved for approval by Bob and seconded by Virginia. All were in favor.

Treasurer: There is a concern that some owners have large amounts due. Cathy reported that most owners were up to date on payments of assessments. Those who chose quarterly payments have already paid the third quarter. There is a late fee charged for balances over 90 days. Cathy was asked to determine what percentage the late fee is and the maximum allowed by the State of South Carolina. Some Board members felt it should be 18%, the same as credit card charges.

Property Manager: Two invoices from Summit Systems: \$2100.00 for stuccoing stacks 9 and 21 and \$3252.00 for caulking. It was moved by Judy and seconded by Virginia that these be paid. All were in favor.

It was decided to spend time checking out fire alarms and table chimney cleaning at this time.

Technical Manager: Tom reported that repairs are going well and that we are under budget.

Social: No report

Old Business:

Cutter 321 - Owners with problems are encouraged to speak with either Cathy or Brandon depending on the nature of the problem. The Association should act as a liaison when necessary.

Schooner 201 - A letter was sent but, to date, there has been no response.

Hubbard Tree Trimming: No report from them regarding contacting their neighbors.

Community Patrol: They only respond when called. They will put tags on inappropriate vehicles in lots particularly in lot near Leisure Trail. This will be discussed with the General Manager.

New Business:

Landscape Committee Chair - tabled

Beacon Articles for March

Information from Tom regarding the repairs.

Reminder to be up to date on assessment payments.

Where to find posting of minutes

Fire stations are checked weekly

Chimney Inspection and cleaning - tabled, but refer to the section in Handbook.

Miscellaneous: Concern about the minutes not being posted in a timely manner i.e. 14 days after meeting. This month an effort will be made to approve and post minutes before

March meeting.

The meeting was adjourned at 11:15.

Respectfully submitted: Judy Coolidge-Fill