

**Minutes**  
**Tall Ship Board of Directors Meeting**  
**July 18, 2006**  
**Cherokee Room, Activity Center**

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

**Absent:** Carolyn Asperger

**Guests:** Ken Whitley

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**I. Call to Order:**

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

**II. Approval of Minutes:**

With the minutes of the June 20<sup>th</sup> Board meeting having been previously distributed to the board for comment no additional corrections or additions were made.

- Motion: The minutes of the June 20, 2006 Board meeting are approved.

Moved: Mike Ferrato  
Seconded: Roger Heffelfinger  
Unanimous  
**01.07.06**

- Motion: The corrections to the minutes of the June 20, 2006 Board meeting are approved.

Moved: Carlos Luria  
Seconded: Mike Ferrato  
Unanimous  
**02.07.06**

**III. Motions approved by e-mail:**

Work is necessary under Unit #105 in Schooner to correct an incomplete or incorrectly done repair job in the past, prior to the major structural work done in the 2004/2005 time frame. There are columns on the ground as well as poor support at the trusses to the point that one is broken. R & R Specialty Contractors has estimated a cost of between \$800.00 and \$1,200.00

- Motion: The Board authorizes R & R Specialty Contractors to proceed with the structural repair under Unit #105 per the above estimate.

Moved: Carlos Luria  
Seconded: Mike Ferrato

**IV. Treasurer's Report:**

**INVESTMENTS:** The 182 day CD at 4.162 percent will come due on 9/12/06 the board needs to vote on whether they want to cash it in or roll it over. Cathy Bell will take care of this matter after the vote.

**MY RECOMMENDATION AT THIS TIME WOULD BE TO ROLL OVER THE CD IF AT ALL POSSIBLE.**

**INCOME/EXPENSE STATEMENT:** Telephone will continue to be over budget because of the dedicated lines in each building. This will be addressed in the 2007 budget along with several other items.

**BUDGET:** Cathy Bell and I will be meeting early in August to prepare a 2007 budget and review all contracts. I believe at this time the 2007 budget will be presented to the board at the September meeting. If you have any comments on the present contracts please send them to Cathy Bell.

**WORK ORDER STATUS:** The list continues to decrease due to the major repairs and detailed walk through each month.

- Motion: The Board authorizes Goldsmith to roll over the 182 day CD that is coming due per the above recommendation

Moved: Roger Heffelfinger  
Seconded: Barry Stuart  
Unanimous

**04.07.06**

**V. Property Managers Report:**

A. Building Inspection Report:

Cathy Bell and Carolyn Asperger did this walk through on June 29, 2006. The maintenance services were not notified ahead of time. The findings have been brought to the attention of the affected service providers.

B. Landscaping:

Weeding was found to be needed. That was reported to LDG and has been completed.

C. Pebble Cleaning:

Rock Art has completed cleaning the pebble surfaces on the ground floors.

D. Mildew Removal:

Anthony Baldwin has completed the mildew removal project.

E. Safety Stripe Painting:

Anthony Baldwin has completed this job except for the bump at the entrance to Frigate building.

- F. Bow Window Cleaning:  
The windows have been cleaned.

## **VI. Technical Manager's Report:**

- A. Resumption of Repairs:  
Repairs have resumed on the #32 end wall at Ketch. The contractor is slow getting back due to commitments made when we had to stop the work due to lack of funds.
- B. Additional Ketch Findings:  
Delamination of an area of the wall of Ketch needs to be corrected. Rot was found above the third floor window and will be taken care of as the window work is done.
- C. Portfolio:  
A Board member suggested that the Board should consider putting together a pictorial portfolio of photographs of the work being done; however, instead we could include a page of photographs at the back of the Beacon. These photographs would show the scope and cause of the stucco/window problems.
- D. Contractor Inspection:  
The contractor is implementing an inspection of the entire area as he works in a specific location.
- E. Further Bow Window Caulk Trials:  
Bow windows at Units #104, 109 and 132 appear to be good candidates for the caulk trial currently under way in several other units.

## **VII. Other Reports:**

Social Committee:  
Barry Stuart reported that 32 people attended the Cocktail Party at Frigate. There will be a Block Party at the Leisure Trail Picnic shelter on Saturday August 26. Flyers with more detail will be posted soon.

## **VIII. New Business:**

- A. Clauer Letter – Resignation:  
The President distributed a letter from George Clauer, our Board legal advisor, stating that he was moving out of Tall Ship and could no longer serve in an advisory capacity. The President asked the Secretary to write Mr. Clauer and express the Board's regrets of his resignation and its sincere appreciation for his efforts on the owner's behalf.
- B. Clauer Letter – Request for Waiver:  
The President distributed a letter from George Clauer, owner of Unit #307 stating that he had transferred title in his condo from a corporation controlled by him into his and his wife's names. He asked the Board to waive the \$1,500.00 entrance fee.

The Board agreed that this was a transfer between related parties and agreed to waive the fee.

C. Lizek Letter:

The President distributed a letter from Len and Maureen Lizek, owners of Unit #201, addressing the structural problems in the buildings at the time of their purchase and the present special assessment. The President instructed Cathy Bell to reply to this letter.

D. Cole Letter:

The President distributed a letter from Grady and Marriann Cole addressing the special assessment and items needing repair on their deck and water damage around their bow window. The President instructed Cathy Bell to reply to this letter.

E. Distribution of Regular Board Meeting Minutes:

The Board discussed the present arrangement for the minutes of the Board meetings to the owners. It was decided that the present system was adequate. The Board also recognized the importance of getting the minutes out as quickly as possible as well as all other communications from the Board. The Beacon will continue to be mailed to those owners who have not provided e-mail addresses.

**IX. Resales:**

Unit 131

Ketch

Closing August 9, 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: Donna Federico  
Unanimous

**05.07.06**

There being no further business, the meeting was adjourned at 10:30 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. A brief semi annual planning meeting followed that will be resumed following the August Board meeting.

**Respectfully Submitted,**

Barry Stuart  
Secretary