

**Minutes**  
**Tall Ship Board of Directors Meeting**  
**January 17, 2006**  
**Cherokee Room, Activity Center**

**Present:** Tom Schill, Mike Ferrato, Sharon Luria, Barry Stuart, Virginia Sholar, Donna Federico, Carolyn Asperger and Cathy Bell of Goldsmith

**Absent:**

**Guests:** Harold Capitola

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**I. Call to Order:**

Due to a presentation by Accu-Brick, the meeting was called to order at 9:18 AM by Mrs. Luria.

**II. Contractor Report:**

Tim Thigpen of Summit Systems reported on progress on the end stacks. He plans to be finished with the 140 stack by the end of this week. He plans on a three week time frame for each end stack. Due to increased fuel and construction material costs he has to raise his price from &13,400.00 per stack to \$14,600.00 per stack.

**III. Approval of Previous Minutes;**

With the minutes of the October 18<sup>th</sup> Board Meeting, the December 11<sup>th</sup> Annual Meeting and the Board Meeting following the Annual Meeting having been previously distributed to the board for comment no corrections or additions were deemed necessary..

- Motion: The minutes of the October 18<sup>th</sup> Board Meeting, the December 11<sup>th</sup> Annual Meeting and the Board Meeting following the Annual Meeting are approved as distributed.

Moved: Virginia Sholar

Seconded: Mike Ferrato

Unanimous

**01.01.06**

**IV. Motions Approved by E-mail:**

Goldsmith received an invoice from Elmore & Wall, our attorneys for work done on our behalf pertaining to the Fordco litigation. The invoice is in the amount of \$5,036.49 and involves mostly paralegal work.

- Motion: The Board approves payment of the invoice from Elmore & Wall in the amount of \$5,036.49.

Moved: Mike Ferrato

Seconded: Virginia Sholar

Unanimous

**02.01.06E**

Goldsmith received two invoices from Summit Systems covering the stucco/window work on the end stacks and a time and material invoice for the mildew work done at Unit #107 on a time and material basis. These invoices are for \$10,419.50 and \$1,792.50

- Motion: The Board approves the payment of the two invoices from Summit Systems in the total amount of \$12,242.00.

Moved: Tom Schill  
Seconded: Virginia Sholar  
Unanimous

**03.01.06E**

**V. Manager's Report:**

- A. Phoenix Landscape Repair at Cutter:  
Cathy Bell reported that this work was scheduled to be done this week.
- B. Landscape Bids for Square Rigger:  
Cathy Bell reported that she has received two of the bids for this landscape work. One bid from Phoenix was complete, but the other two had errors and had to be changed.
- C. 2006 Insurance Premium:  
We are still waiting for the quote from our current carrier. Marina Villas had a 3% increase and we should expect something comparable.
- D. Inspection Notice to Homeowners:  
It is necessary for Tom Schill to inspect all windows that have leak problems to determine priorities and plan a schedule. Only those units that have not been repaired will be inspected. Letters were sent to the affected homeowners that had reported window problems that Tom would be inspecting each unit between January 16 and January 31, 2006.
- E. Status of "Rooms to Go" Insurance Claim;  
The file on this is at the attorney's office with all other subpoenaed files.
- F. Tom Schill Contract:  
Cathy Bell presented the proposed contract for Tom Schill which basically calls for him oversee the stucco/window project, update the Reserve Analysis and handle miscellaneous emergency work that occurs after normal working hours. In return he will be compensated \$250.00 per month plus \$15.00 per hour for the work done over and above the window project and Analysis update. The effective date will be January 18, 2006, the same day as his resignation from the Board is effective.

- Motion: The Board approves the contract as outlined above between the Association and Tom Schill.

Moved: Mike Ferrato

Seconded: Donna Federico  
Unanimous with Tom Schill abstention  
**04.01.06**

H. Square Rigger Electrical Work:

Because the electrical repair work that R&R had to do in Square Rigger was caused by a Duke Power line problem, an invoice for the work done was sent to Duke Power.

I. Elmore & Wall Invoice:

An invoice in the amount of \$1,658.30 was presented from Elmore & Wall for work done on our behalf in our ongoing litigation.

- Motion: The Board approves the payment of the invoice from Elmore & Wall in the amount of \$1,658.30.

Moved: Virginia Sholar  
Seconded: Mike Ferrato  
Unanimous  
**05.01.06**

J. Summit Systems Invoice:

An invoice in the amount of \$6,842.35 was presented from Summit System for ongoing stucco/window repairs.

- Motion: The Board approves the payment of the invoice from Summit Systems in the amount of \$6,842.35.

Moved: Mike Ferrato  
Seconded: Virginia Sholar  
Unanimous  
**06.01.06**

K. Mildew Cleaning:

Quotes are in from Homemasters for \$950.00 per building and Anthony Baldwin for \$675.00 per building. We are still waiting on the quote from Summit Systems. Both of the companies that have quoted will also quote washing the windows. We need to check to see if the quotes cover the entire building, including the walkway walls.

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

Tom Schill stated that Tim Thigpen's report covered everything.

**VII. New Business:**

A. Investment of Reserve Funds:

Goldsmith is getting CD rates from three banks. Cathy Bell also reported that as branch of Edward Jones in Duncan, SC specializes in Association investments. She will get additional information. Virginia Sholar reported that banks are offering 10

month CDs at 4.5%. We need to find out if this applies to commercial concerns as well as individuals.

B. Bulletin Boards:

The appearance of the bulletin boards needs to be improved. This will be discussed in the Planning Meeting following this Board meeting.

C. Social Committee Request:

The Social Committee requests a one time approval of \$300.00 to replace and upgrade the Christmas decorations.

- Motion: The Board approves the sum of \$300.00 for the Social Committee to spend on Christmas decorations.

Moved: Virginia Sholar  
Seconded: Donna Federico  
Unanimous

**07.01.06**

D. Budget for Landscape Improvement:

Possible changes to the flower beds around the signs are under consideration. Most of the proposed improvements will be under \$750, the major exception is the trees around Clipper. The diseased Red Tips need to be removed. The removal of the stop sign at the Clipper parking lot will be considered.

E. Nomination of New Director:

Barry Stuart introduced Carolyn Asperger who agreed to fill the vacant Board seat caused by the resignation of Roy Reese who left the community.

- Motion: The Board appoints Carolyn Asperger to serve a term ending with Annual Meeting of 2007

Moved: Barry Stuart  
Seconded: Tom Schill  
Unanimous

**08.01.06**

F. Thank You Note:

Barry Stuart read a Thank You note from Lea and Ron Allison for the temporary ramp at Square Rigger installed for their use.

G. Outdoor Lights:

Some of the parking lot lights seem to be staying on longer than necessary. The photo cell controlling them needs to be checked.

**VIII. Existing Business:**

A. Parking Lot Lighting Study:

We still cannot locate the blueprint with the proposal on it. Donna Federico will try and work up a new one by the next meeting.

B. Remodeling Policy Statement for Handbook:

Mike Ferrato presented the following recommendation for insertion into the Handbook:

The new insert in paragraph 2 on page 5 of the RULES, REGULATIONS AND RESTRICTIONS is: after the words "unfinished wall. HOWEVER, BOARD APPROVAL IS NECESSARY FOR ANY STRUCTURAL CHANGES INCLUDING BUT NOT LIMITED TO:  
a.) THE RELOCATION OF ANY WALLS  
b.) THE MODIFICATION OF FIREPLACES, ELECTRICAL CIRCUITRY, AND/OR, DIFFERENT SOURCE FOR POWER, HEATING, AIR CONDITIONING AND COOKING.  
At this point continue with the wording in the rest of the paragraph.  
i.e.: the capitalized words in this memo is the new addition to the Rules & Regulations etc/

- Motion: The Board approves the above modification for insertion into the new Handbook.

Moved: Virginia Sholar  
Seconded: Donna Federico  
Unanimous

**09.01.06**

**IX. Reports:**

A. Treasurers Report:

FINANCIAL FUTURE: No change.

RESERVE FUNDS: We have asked Cathy Bell to give suggestions on how we might invest some of this money.

DELINQUENCY REPORT: We thought the 90-day list was longer than usual Cathy might have an explanation for this.

B. Social Committee:

Barry Stuart reported that the Committee had its first meeting of the year on January 12. The following activities have been set:

Saturday, May 6 - the annual Kentucky Derby Party at the Marina Villas activity building.

June or July - a cocktail party in the area of Frigate and Clipper.

Saturday August 26 - a Block Party at Leisure Trail Picnic Shelter.

Sunday December 10 - Brunch at the Club at 12:00 PM followed by the Annual Meeting at the Activity Center at 2:00 PM.

Other activities may be planned.

C. Plumbing Analysis:

Mike Ferrato reported that the black ring that tends to form in the toilet basins is a bacterium that is in the basin and not in the water that comes from the utility. According to DHEC it is not a health issue. Fluid Master has come out with a diverter and filter that allows bowl cleaner to be put directly in the basin and not in the tank. It is available at building supply stores.

X. **Resales:**

Unit 217	Clipper	Closing February 15, 2006
Unit 215	Clipper	Closing September 28, 2005

**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: Sharon Luria  
Unanimous  
**10.10.06**

There being no further business, the regular meeting was adjourned at 10:25 AM

**Respectfully Submitted,**

Barry Stuart  
Secretary