



TALL SHIP BEACON

Issue No. 9

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Editor: Carlos Luria

MESSAGE FROM THE PRESIDENT

Tom Schill

As discussed in this issue elsewhere, we have embarked on a program to enhance and improve our buildings with some much-needed work. Part of the work was due to the discovery of structural omissions by the builder, which needed to be corrected for safety reasons. The major portions of this work are related to the stucco. There also will be improvements to the alarm system that will improve fire safety, and additional work under the buildings to correct some other problems in the crawl areas. I give bigatta-boys to owners Dick Hill and Larry Maclean for their help in working on this program.

Due largely to the considerable efforts of our Treasurer, Sharon Luria, we have a plan in place to fund all of this work with a reasonably small increase in our 2005 regime fees. The increase is \$100 per year to a quarterly amount of \$550 per owner. Due to some the uncertainty in our costs we cannot guarantee that this will be the last increase, but we are optimistic that we can hold future increases to rate of inflation.

That said, we plan to try some 'Town Meeting' get-to-gathers in September. We will try to have several meetings to give owners the flexibility to be able to attend at least one, where we will explain our plans in detail and listen to owners' opinions and comments.

FROM THE TREASURER

Sharon Luria

Interesting Numbers as of August 23, 2004:

- **22 units have sold vs. 16 at the same time last year**
- **Average Selling price is \$190,500 vs. \$167,400 at the same time last year**
- **Selling prices have increased 14% in the last year**
- **Only 9 units currently on the market (the lowest number in my memory)**

For the last six months, we have tried to get realistic estimates for the necessary major repairs (deck/balcony repairs at Schooner, damaged bridge at Clipper, stucco repairs to the ends of the buildings, stucco and bow window repairs, and the structural enhancements beneath the buildings). The structural enhancements beneath the buildings, the deck/balcony repairs at Schooner, and the damaged bridge at Clipper have been completed and we have exact costs. These repairs were necessary for safety and the stability of the buildings. We recently have received good cost estimates for the stucco repairs and the bow window repairs. All of this information we will share with you at the September Town Meetings and with the Ad Hoc Committee for Major Repairs.

Meanwhile we have used the line of credit mentioned in the June 'Beacon' to pay for the structural enhancements and the unanticipated repairs. This is a 5.25% loan for 10 years with a prepayment clause without penalty. The first year is for interest only.

It would be easy for the Board to concentrate on these “major” expenses, but we have been monitoring the operational costs as well. Although some improvements have been made and we have firm costs, many of us have indicated displeasure with the housekeeping and landscaping service. For the last two years, a board member has done a monthly walk through with Cathy Bell, our property manager. During the last 6 months we have indicated our concerns in very specific terms and as a result the housekeeping firm changed the workers and the landscaper has replaced a supervisor; but we are still not entirely satisfied. We have notified both services that we are seeking competitive bids. We will continue to monitor them during this time to see if there is improvement. Please notify Cathy Bell of any compliments or complaints you have.

We have managed to reduce the elevator and fire alarm maintenance costs and will enjoy the cost benefits for the next several years. This month we will be reviewing our insurance costs and coverage for 2005, as we prepare the budget.

From a money management point of view, the only other area of savings can come from the dollars budgeted for repairs (12% of our current budget). It is my hope that as we narrow in on the causal factors for our repairs, that we might be able to reduce the money necessary for repairs.

PROPERTY MGR'S REPORT

CATHY BELL

I would like to bring you up to date on a few maintenance items. In the past we received several complaints about the three River Birch trees in front of the Sq. Rigger building. They are not only messy and drop sap onto the vehicles, but they are also damaging the downspout drain lines. After three years of trying, we finally received ECC approval for

their removal. We will proceed based on the best bid.

As you are aware, the chimneys were cleaned. All owners should have received a copy of the chimney inspection report. There is no charge to you for the inspection; the association bore this expense. However, eight chimneys were identified as needing to be cleaned. If yours was one of them, you should have received an invoice from my office for the cleaning. Thank you to those who have paid so promptly.

We will begin painting the front railings at Sq. Rigger, Ketch, Frigate, Clipper and Schooner sometime in late August or first of September, weather permitting. Cutter and Yawl have already been painted. However, the painters will be doing some touch up work on the Cutter building.

You may have noticed that we have not cleaned the windows this year as we have done in the past. This is because of the roofing project. As soon as they finish we can proceed with it.

STRUCTURAL SITUATION

Barry Stuart

We are pleased to report that essentially all structural corrections deemed necessary for our Association have been completed. Only some minor stucco and cosmetic items remain. This work only applies to those defects discovered by the structural engineers during their inspections.

On the legal side, members of your Board met with our attorney on July 28 and reviewed additional information we had. We discussed the costs of filing the suit and the mechanics involved. Our attorney recommended that we retain Andrew Goldsmith of Elmore & Wall, P.A. This firm, and Mr. Goldsmith in particular are specialists in construction law.

On August 10 members of the Board met with

Mr. Goldsmith and again reviewed our complaints, legal remedies and costs involved. The estimated cost of the initial filing of a suit was \$2,500. Based on this your Board voted to retain their services and proceed with the suit against Keowee Development Corp. and its successor companies including Realtec and Fordco. On August 11, 2004 the suit was filed in the SC Court of Common Pleas.

TALL SHIP ROOF PROJECT

Tom Schill

I never would have believed that I would have another report on this project. There have been issues of blistering that have been waiting for the factory representatives to resolve before the contractor will finally complete the job and move on. Again it is our hope that this will be complete by the time you receive this Beacon.

WELCOME COMMITTEE

Sylvia Stuart

Kitty Miller: Unit 233 (Ketch)
William & JoAnn Stott: Unit 133 (Cutter)
Bradley & Marry Ann Childs: Unit 336 (Yawl)
John & Patricia Carson: Unit 235 (Ketch)
Gerald & Mary Richards: Unit 206 (Schooner)
John & Claire Flanagan: Unit 231 (Ketch)
Roger Rymer: Unit 321 (Cutter)
Catherine(Betty) Drenning: Unit 126 (Square Rigger)

Please get to know our new neighbors and make them feel at home.

Social COMMITTEE

Sylvia Stuart

Cocktails at Clipper! What a nice time we all had; there were about 33 in attendance. Thanks go to Mary Lee & Don Davis and Aija & Mike

Seflic for hosting this event! Let us do this again.

Block Party August 28 will be held as this issue goes to press.

New Events Coming Up:

21 October: Golf Outing (Shot-Gun) at 3:00 P.M, followed by cocktails at 5:30 P.M. and Dinner at 6:00 P.M Please call Chuck Giordano, 944-1367 for information and reservations

12 December: 11:30 A.M. to 2:00 P.M. Christmas Brunch at the Club. Call the club at 944-2151 for reservations, and

12 December, 2:00 PM: Tall Ships Annual Meeting at the Activity Center, following the Brunch.

ATTENTION! YOUR BOARD NEEDS YOU!

Tom Schill

The board is currently short one member. If you would like to serve and have a say in how we handle things here at Tall Ship, please call any of the current board members, and we will be happy to consider you for a seat on the board.

'Dining Minimum' Credit for Rental Properties

Carlos Luria

If your property is on the rental market, you may gain some benefit from a new policy that went into effect on August 1st. Rental agents are now providing renters with ID cards that give them access to all of Keowee Key's amenities. Should they choose to dine at the Club, they will pay for their meals by credit card, but you will receive a comparable credit against your dining minimum. To be clear, you will not be receiving a cash credit against your monthly bill, but merely a credit against the minimum for which you are responsible. This mostly helps those

not here often enough to use up their minimums.

The new policy resulted from appeals by both the Marina Villas and the Tall Ships for relief from a practice that was unfairly penalizing absentee owners. I would personally like to thank those Tall Ships owners who, in response to an e-mailed query, provided suggestions that substantially influenced our negotiations with KKPOA.

One owner has said he intends to place a small, neatly printed sign in his units, extolling the Club's Sunday Brunch and encouraging tenants to take advantage of it. Such measures of course help both the Club *and* the owner.

For those who may rent directly, without the services of an agent, Barry Stuart, 944-5735 has a supply of ID cards for use by tenants.

Tall Ships Rental List

Carlos Luria

We receive a number of inquiries from Keowee Key owners seeking to rent condos for a forthcoming event. Whether it be for a wedding party or a family reunion, many homeowners want to find space for guests they cannot accommodate in their own homes, or seek to give their guests some privacy. They turn to our web site in the hope of dealing directly with a Tall Ship owner who normally does not have his unit listed for rent to the general public, but may consider a rental to a Keowee Key property owner.

A number of our owners have agreed to consider such clients on a case by case basis, and we have included their names on a special e-mail List. When we receive an inquiry, we simply forward it to the List, and thereafter it becomes a negotiation between the owner and the prospect; we play no further role in the transaction.

If you would like to be included on this List, please send an e-mail to that effect to info@tallshipscondos.com

E-Mail & the Tall Ships Web Site

Carlos Luria

Unless you live on Mars, you're already well aware of both the benefits and dangers of cyberspace. Nonetheless, we use both e-mail and our web site to keep property owners abreast of what is happening and to engage them in a dialogue over forthcoming problems or events. Particularly for those who are here only sporadically, it is the best way to keep abreast of issues that directly affect the value of their properties.

Instead of utilizing one of the 'free' mechanisms like YAHOO, that share your e-mail address and browsing habits with their associates, and subject you to pops-ups and ads, we pay for an entirely private system. 100 of our 120 owners have registered their e-mail addresses with us, and we encourage the rest to do so by sending an e-mail to info@tallshipscondos.com

Our web site at <http://www.tallshipscondos.com> is primarily a repository for the kinds of references you need once in a blue moon, and then can't remember where you filed them. Stuff like the By-Laws and the Association's Documents. It also links to the popular [Recommended Providers List](#), started about eight years ago, that lists contractors and service people that have been recommended, in writing, by other Keowee Key owners. Beats the Yellow Pages!

Finally, the web site gives you a chance to share your views with other owners, and it gives the Board a mechanism for surveying the owners' views about a proposed course of action before it is implemented.