



MAIL: P.O. Box 346; Gulf Shores, AL 36547
STREET: 931 West Beach Boulevard; Gulf Shores, AL 36542
OFFICE: 251.948.2710
FAX: 251.968.5125



June 24, 2015

BOARD OF DIRECTORS MEETING MINUTES

The meeting was called to order at 10:30 AM at the Young's Suncoast Hwy 59 Office.

PRESENT:

President Kris Bishop [#601, #1005] via telephone
Vice President Karen Dilldine [#508] via telephone
Treasurer Don Clay [#901] via telephone
Member Brian Johnson [#1105] via telephone
Secretary Peg Fried [#404] via telephone

ATTENDING:

Young's Suncoast Managing Partner David Bodenhamer on site
Young's Suncoast Property Manager Robert Gardner on site

1. Discussion: *Landscape improvements and maintenance have met expectations .*

2. Discussion: *Spring Break was rough during Texas week, but much less severe than other locations due to increased security, preemptive staff interactions with guests, and elevator posters requesting proactive surveillance and reporting of issues to Security or to GSPD. Enforcing a mandatory minimum age of 25 years to rent is not legally defensible, since the original condo docs under which many of the properties were sold do not contain such regulations. Noise complaints were frequent. A letter should be sent to owners advising maintenance of pads on chair legs that are often dragged across resonant tile floors bothering individuals in the condo below.*

3. Discussion: *IPSC has provided quality personnel and good service for the property.*

4. Discussion: *PRO-TECH representative Robert Andrews will make warrantied repairs without charge in the Fall. Other repairs, such as gouges and scrapes, will cost \$350. Andrews suggests painting decks at elevator landings with a single color coating for ease of touch up and repair, to which the Board agreed. KB feels that the coating was not applied properly in some areas on some floors, perhaps too thinly, as it should last 5 years and was warrantied for 3 years.*

5. Motion: *Accept PRO-TECH proposal to coat breezeway decks at elevator entries with solid coating, to make warrantied repairs, and to make unwarrantied repairs with work to be scheduled in the Fall. At this time entry mats will be removed from breezeways and owners will be advised that entry mats are not to be placed on the breezeway decks. Mats will be returned upon request for owner use off property.*

Moved: KB

Second: KD

Passed unanimously.

6. Discussion: *Proposals to recoat balcony decks with original Sonoguard or similar coatings are too costly. Research standard concrete stains and coatings. Decks should be pressure washed before rolling paint. Balcony rails should be touched up where powder coating has failed. Plastic acorn-style caps to cover fasteners should be replaced on balcony and breezeway railings.*

7. Motion: Authorize a buy down of the insurance deductible to 1% of policy at an annual cost of about \$30,000 with monies to be found in Operating Budget.

Moved: BJ

Second: DC

Passed unanimously.

8. Discussion: *Painting the building exterior will be a major expenditure of Reserve Funds, probably next year..*

9. Motion: Authorize inspection of exterior stucco panels by Arcadia in September.

Moved: DC

Second: KB

Passed unanimously.

10. Discussion: *Secure Vision's analog cable service to the building will eventually end. Advise owners to have their Clear QAM compliant televisions installed by a date to be determined.*

11. Motion to Adjourn: Motion by KB, seconded by KD.