



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



October 27, 2016

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
Treasurer Don Clay [#901] via telephone
Secretary Peg Fried [#404] via telephone
Member Brian Johnson [#1105] via telephone

ATTENDING:

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

ABSENT:

Vice President Karen Dilldine [#508]

1. Minutes Approved:

Moved: KB Second: DC Passed unanimously.

2. Motion: Up to \$38,000 is approved for the pool deck paving and associated costs. (*Paver bricks and color samples should be available for the Owner's Meeting.*)

Moved: PF Second: BJ Passed unanimously.

3. Discussion: *Some pool deck furniture will be delivered for owners to see. Remainder of furniture is to be delivered after paving is completed. Current frames will be evaluated for potential re-strapping.*

4. Discussion: *The BOD is accepting bids for the 2017 beach service concession. Suncoast Beach Service, Inc. will be sent a notice of non-renewal and invited to match any differing bid in accordance with the present contract.*

5. Discussion: *The September 2016 Financial Report was discussed, noting that CSW has \$1,052,000 presently in reserve accounts.*

6. Motion: Management is authorized to move \$50,000 out of a reserve account into a 26 week CD with Centennial to observe FDIC limits.

Moved: DC Second: KB Passed unanimously.

7. Discussion: *The BOD approved Constant Asphalt by email on 10/18/2016 to seal, patch and stripe the parking lot.*

8. Discussion: *Staff is directed to continue repairing, retrofitting, and fabricating "Bellman" style luggage carts that will better endure the outdoor marine environment than affordable commercially available models.*

9. Motion: Management is directed to give KONE Elevators notice of non-renewal of the elevator maintenance contract at the first of the year. Robert Dieter will be hired to draft a new maintenance contract, to seek bids, to review bids, and to recommend a company to retain.

Moved: KB Second: DC Passed unanimously.

10. Discussion: *Elevator landings on the ground floor and parking decks will eventually be enclosed to mitigate direct exposure to the Gulf of Mexico. Glass Systems has provided a bid of \$15,050 to enclose the parking deck landings. Cornerstone Engineering is providing plans to be submitted to the City of Gulf Shores for the ground floor landing.*

11. Discussion: *Arcadia has completed their survey of the east and west elevations of the building envelope. They expect to recommend that approximately 30 stucco panels should be either pinned or replaced. Window sealants can no longer be patched, but must be completely removed and replaced. This work, and the painting of the building, would be scheduled to begin after mid-October 2017.*

12. Discussion: *Expenditures on the building envelope, and on elevator repairs in coming years, may require consideration of a modest increase in monthly dues to replenish unanticipated depletions of the Reserves, however, no such increase can be estimated at this time.*

13. Discussion: *The tall date palm east of the entrance drive is dying. Iche's Tree Service recommended fertilization in an attempt to revive it. Failing this, replacement in the spring. Early estimated replacement of a 25' Canary Island Date Palm (*Phoenix canariensis*) is about \$6,000.*

14. Motion to Adjourn: Motion by KB, seconded by BJ.