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January 31, 2017

BOARD OF DIRECTORS MEETING MINUTES

The meeting was called to order at 10:00 AM at the Young's Suncoast Hwy 59 Office.

PRESENT:

President Kris Bishop [#601, #1005] *via telephone*
Vice President Karen Dilldine [#508] *via telephone*
Secretary Peg Fried [#404] *on site*
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*

1. Discussion: *Custodial changes have been implemented. A new 4 day custodian is being hired for the critical Friday through Monday shift. A task list is now filled out daily by employees and verified by management. Board Members when on site will note issues or improvements to on site management. Peg will do a walk through with Robert to compile a list of improvements. Repainting walls and doors was discussed.*

2. Motion: To appoint Melanie Humphrey [#603] to serve out the unexpired term of Don Clay.

Moved: KB

Second: BJ

Passed unanimously.

3. Motion: To have the building architect, Larry Adams, spec out for bid the painting, sealing, and repairs of the building envelope. Bids should estimate costs for replacement and pinning stucco panels, or for possible removal of stucco panels, dependent upon aesthetics and functionality.

Moved: KB

Second: PF

Passed unanimously.

4. Discussion: *The pool paving project is well underway. The paver delivery was short, so the paving of the indoor pool will wait upon delivery of the missing pavers to ensure pool unavailability will be as brief as possible.*

5. Discussion: *IPSC installation of sensors and computer programming should be completed this week to verify rounds are being completed by security officers. Spring Break additional security during critical weeks was helpful last year. The Association's "Zero Tolerance" policy, requiring evictions upon a first or second offense, was successful last year and will be implemented again. The city alcohol ban on the beach was also critical to keeping beach mobs from forming and growing out of control. Young's Suncoast rental division did not see any noticeable increase in damage to properties last year as a result of greater indoor drinking. March 13th-17th is scheduled to have multiple large and historically rowdy Spring Breakers on the beach. The major agencies are already turning away renters who are under the age set for renting properties. The Spring Break Schedule will be posted in the elevators. Rope fencing and landscape improvements have so far deterred most trespassing from across the street.*

6. Discussion: *KONE Elevators last year received our notice of nonrenewal of their five year maintenance contract. This will be sent again this year for certainty. The contract expires April 25th. San Carlos new contract was drawn up by Robert Dieter for which Otis did not submit a bid, the KONE bid was extremely high, and the winning bid was by Thyssen-Krupp.*

7. Motion: To have elevator consultant, Robert Dieter, draw up a maintenance agreement for bid and to prepare a schedule for the replacement of components.

Moved: KB

Second: BJ

Passed unanimously.

8. Motion: To have engineer, Daniel Smith, put his plans out to bid to complete the elevator enclosures on the parking levels and the ground floor. The bids should show costs both with and without electric doors.

Moved: KB

Second: KD

Passed unanimously.

9. Motion: To solicit bids for lighting and for a concrete pad to be poured in the cove under the parking deck ramp to facilitate wheelchair access to a new installation of mailboxes in the more protected area. A separate bid should contemplate breakaway walls for further protection, for equipment storage, and to shield the work area from curbside view.

Moved: KB

Second: BJ

Passed unanimously.

10. Discussion: *We will table the project of fabricating Bellman Carts for owners and guests that are more weather resistant in this marine environment. Management will further research purchase of such items, which were not available in years past.*

11. Motion: To accommodate Crystal Shores' request to install, at their cost, a small section of fence and a padlocked gate between our adjacent pool decks.

Moved: KD

Second: PF

Passed unanimously.

12. Motion: To not replace the diseased palm tree that was knocked down by the recent storm.

Moved: KD

Second: PF

Passed unanimously.

13. Motion to Adjourn: Motion by KB, seconded by PF, passed unanimously.