

**Crystal Tower Condominium Association, Inc.**  
**Board of Directors Meeting**  
**June 03, 2017**

Kevin Logsdon called the meeting to order at 8:37 AM.

Present were Board members Kevin Logsdon, Shelby Kirk, Kris Bishop. Board members Bob Guyton and Lance Monk joined the meeting via teleconference. Representing Young's Suncoast were David Bodenhamer and Jay Kee.

Bob Guyton made a motion to approve the meeting minutes from April 21, 2017, seconded by Kevin Logsdon. The minutes from April 21 were approved.

Financials were discussed. A reminder will be sent out 07/01 regarding the approaching due date of the second special assessment payment (\$1800). There will be a 2<sup>nd</sup> reminder sent towards the middle of July for those who have still yet to pay. It was noted the association is doing well on the reserve fund. In regards to regular monthly assessments, it was noted that only two units are delinquent. A second payment of \$122,000, for the elevator renovation project will be due to ThyssenKrupp mid June.

The board was given an update on the elevator project. ThyssenKrupp completed work on Elevator 1 and it was turned back over to us in early May. We have had some issues with E1, but TK has been very attentive to our needs knowing that we only have two running cars. Some adjustments have been made to recently installed parts, and a components board was replaced that has greatly reduced our number of issues. One more electronics board has been ordered and should take care of the last remaining bugs. The third party elevator inspector Bob Dieter was on property May 31 to inspect the completed work on Elevators 1 and 3, and to see the progress of Elevator 2. The crew has been working steadily on E2 and looks to be on schedule for completion towards the end of June. David Bodenhamer is in contact with Kyle at TK, regarding completion dates.

The Reserve Study was discussed. Dreux Isaac & Associates have been chosen to complete the Reserve Study for the association. The inspection is tentatively scheduled to be completed in August. A confirmation of the time and date will be given toward the end of July. D I & A sent a list of materials that has already been

provided to them, and a list of materials still needed. Management will follow up with the requested information.

The board discussed recent unit inspections regarding the conversion of ice maker and washing machine supply hoses to stainless steel. As of the last inspection mid May, there are still 17 units that have not converted one or the other, or both. Maintenance will inspect units again in the next week and send notices to owners who have yet to comply; fines for those not complying will follow. Entry door locks were also discussed. Four units with issues were discussed, but out of those four, there is only one that management has no access in the event of an emergency. Management will be in contact with those not in full compliance and will work to rectify the issues.

As an update from the last board meeting, VFP will take over monitoring of the fire panel, and Hunter Security will continue programming work if needed. VFP and Hunter Security will meet on property to make the conversion. A proposal from VFP was also presented to the board that will replace 43 fire extinguishers (existing extinguishers are due for hydrostatic testing, and it will be more beneficial to replace rather than re-hydro), replace a speaker strobe on floor 19 that failed during annual inspection and replace a 2.5" galvanized nipple in the water line that is severely corroded. The proposal for all mentioned work is for \$4,427.00. The board is in favor of making the repairs, but asks that management follow up with VFP regarding the manufacturer of the new fire extinguishers.

A proposal was discussed that was received from Tendon Systems in regards to some protruding post tension cables on the south facing of the building. While the board is in favor of repairing the cables, some follow up will be done with engineers of the building to see how extensive the repairs need to be. David Bodenhamer will make contact with engineers with regards to the cables.

Future property projects were discussed. Proposals for painting the ceiling, walls and walkways on the north side elevation are coming in. Management will follow up with a few other companies for additional proposals, in hopes of beginning the work in the fall. The board also discussed a future transition to fiberglass entry doors to all units. The stairwell vent fans were discussed. Management was looking into getting the existing fans replaced that are not functioning, but now

attention will be shifted to see if the fans are even necessary. Management will follow up with appropriate parties and will let the board know the findings.

The Annual Meeting for Crystal Tower owners will be held Saturday, August 19, 8AM at the Harry Roberts Center in Gulf Shores. In conjunction with the owners meeting, the Board of Directors has decided to schedule their next meeting Friday, August 18 at 4PM.

The meeting was adjourned at 9:56AM.