

**Crystal Tower Condominium Association, Inc.**  
**Board of Directors Meeting**  
**August 18, 2017**

Kevin Logsdon called the meeting to order at 4:03 PM.

Present were Board members Kevin Logsdon, Shelby Kirk, Kris Bishop, Bob Guyton and Lance Monk. Also present was Crystal Tower 2008/2009 owner Ron Sikes. Representing Young's Suncoast were David Bodenhamer and Jay Kee.

Bob Guyton made a motion to approve the meeting minutes from June 03, 2017, seconded by Kris Bishop. The minutes from June 03 were approved.

Financials were discussed. It was noted the association is doing well on the reserve fund and overall budget wise. A final payment was made to ThyssenKrupp for the elevator renovation project. \$6000 was held back from the payment until final work is completed on Car #3 (final work on Car #3 was suspended due to the increased traffic in the building). The Board was presented and discussed the proposed budget for the 2017-2018 budget year. Bob Guyton made a motion to adopt the proposed budget and Lance Moon seconded the motion. The proposed 2017-2018 budget was adopted and will be presented to the owners to ratify.

The Board discussed the current state of the Crystal Tower elevators since the completion of the renovation project. ThyssenKrupp completed work on Elevator 2 and it was turned back over to the association the last week in June. Since that time, all 3 elevators have been running. All of the major components replaced are working well, but there were still some electronic bugs in the system causing components to fail and therefore shutting down the elevators at various times. ThyssenKrupp worked diligently with the association in trying to correct these errors. A software engineer was on property 08/01 – 08/03 working with a ThyssenKrupp technician. Some wiring was re-routed and some wiring changed throughout the system, and the elevators have been running trouble free since. ThyssenKrupp will be on property again 08/21-08/22 to complete the above mentioned suspended work, which will entail installing new doors on Car #3 and making final adjustments to them.

The Reserve Study was discussed. An inspector from Dreux Isaac & Associates will be on property 08/22 – 08/23 gathering information for the study. Once all information is obtained, the study will be available the Board in approximately 2 weeks. Crystal Tower owners will be made aware of the inspection and will be updated as the study progresses.

Beach service revenue comparisons between the 2016 and 2017 were discussed. The Board is pleased with the revenue intake with Suncoast Beach Service. Also discussed was the revenue intake from Parking Pass and Wristband sales, which were up from the previous year.

The board discussed unit inspections regarding the conversion of ice maker and washing machine supply hoses to stainless steel. As of the last inspection, there are 13 units still not in compliance. Entry door locks were also discussed. One unit remains with a lock that is not in compliance. A final notice will be sent to the owners not in compliance with supply hoses and/or entry door locks.

Following up on previous discussions, David Bodenhamer informed the Board that the protruding post tension cables on the south facing of the building can be cut off, and capped. It was initially thought the entire post tension cable would have to be replaced in the affected areas. David is aware of a company that can do the work, but is following up with the building developers to see if there is a company more local. Also, the Board was made aware that the stairwell vent fans are required by the International Building Code. David is following up with Gulf Shores officials to verify, but the fans may have to be replaced. The fans are not functional at present.

The Board had a brief discussion regarding the landscaping on property, most notably, removal of dead palm trees in certain areas. It was decided to leave this discussion on the table until the next board meeting.

The dehumidifier system at the indoor pool will need to be replaced. The Board was presented with three proposals (Tidwell's Air Systems, Arrow Services, and Blankenship Air Control) to replace the system with a much larger and more efficient dehumidifier. After review of the proposals, Bob Guyton made a motion to approve Tidwell's Air Systems to complete the work. Kevin Logsdon seconded the motion. Management will follow up with Tidwell's as far preparation and lead

times. In conjunction with the dehumidifier system, a brief discussion was held about the possibility of converting the indoor pool from chlorine, to a salt water system. The Board determined to see how the new dehumidifier system works to alleviate the chlorine odor and will reconsider a conversion to salt at a later time.

A proactive bed bug program was discussed. Crystal Tower owners will be made aware of the program and the benefits of it. It will be to the individual owner's discretion as to participate in the program.

Due to some recent water intrusions of the east wall of the building, Jones Coastline Services was called to inspect the areas and repair as needed. The Board discussed a twice a year inspection of both the east and west walls to prevent future problems, and would be in favor of Jones Coastline Services providing the services. Management will follow up with Jones Coastline to provide a written proposal for the scope of work and cost of the inspections.

Options were presented to the board to alleviate water and sand issues at the South pool gate. Additional information is being obtained by management and a final decision will be made at a later time.

Parking lot lights were discussed and a proposal was presented to the Board to convert all of the lights with a retro fit LED kit. Several lights are out in the lot now and instead of replacing with like bulbs, it will be more cost effective moving forward to make a complete conversion to LED. Replacing all 19 heads with LED will cost approximately \$4000, with an energy savings of approximately \$3300 per year. Kevin Logsdon made a motion to move forward with the LED conversion and the motion was seconded by Bob Guyton. Per David Bodenhamer, management will call Gulf Coast Electric to assist with the conversion and any further information that is needed.

Finally, management was asked to provide information to the board regarding security cameras on property. The initial cameras would be placed in the elevator cars and the landings outside of elevators at the parking and lobby levels.

The meeting was adjourned at 5:51PM.