

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
January 13, 2018

Kevin Logsdon called the meeting to order at 8:48AM.

Present were Board members Kevin Logsdon and Bob Guyton. Board members Shelby Kirk, Kris Bishop 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 December 08, 2017, seconded by Lance Monk. The minutes from December 08 were approved.

David Bodenhamer presented the Board with the current financials, and they were discussed briefly. The December 2017 financials and a balance sheet up to January 12, 2018 were included. The Board agreed that everything looked good. David Bodenhamer noted that there were no delinquent assessments.

Following their last meeting, the Board agreed to move forward with MD Thomas Construction to complete the SkyWalk painting project. Management has stayed in contact with MD Thomas, and a contract for the job has been fully executed. MD Thomas will schedule a "pre-job" meeting with the Board to discuss the project in detail. Weather will play a big factor in the timeframe it takes to complete the job, but it is forecasted to be completed by March 2018.

Current projects from the Reserve Study were discussed. The primary subject was the pool house area on the South side. The Board discussed some areas of stucco that were delaminating, as well as recoating all walls. Kris Bishop provided an update on similar work to the building face at Crystal Shores West. Also, some areas of the observation deck are allowing water to seep past the roof membrane. It was agreed that a drip edge along the perimeter of the deck should be installed. The Board would like Phoenix Coatings (the last contractor to do any work on the South side) to take a look at the pool house walls and provide a scope of work to correct issues.

Some additional upcoming projects were discussed. Management will check vendors / pricing to have some pavers leveled at South side pool, as well as repairs

to or replacement of drain trough at wash station. David Bodenhamer recommended a local vendor and will provide contact information. As a follow up to previous discussion, the Board is in favor of replacing the doors at South pool pump room and back door to North pool. Management is continuing to gather pricing, and will keep the Board informed.

The Board was presented the 2018 IPSC Security budget for Crystal Tower. The budget was reviewed, and Bob Guyton made a motion to approve the budget, with a second from Lance Monk. The 2018 security budget was approved, with one change of adding more daytime coverage for Hangout Festival dates. Management will follow up with IPSC to make the additions. With Spring Break and Hangout Fest approaching in the coming months, Bob Guyton made a motion to allow management to add additional guard coverage at any time, based on necessity. Kevin Logsdon seconded the motion and all approved. David Bodenhamer added that alcohol ban on public beaches will once again be enforced during Spring Break dates, through April 17, 2018.

It was brought into discussion to make all pool areas on Crystal Tower property non-smoking, as well as within 30 feet of any main lobby entrance door. Bob Guyton made a motion to approve the smoking ban, with a second from Kris Bishop. Before any ban is put into effect, management will have further discussions with the Board, as well as notifying all owners.

Kevin Logsdon announced the next Board meeting will be in March, with an exact date to be determined at a later time.

The meeting was adjourned at 9:37AM.