

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
April 12, 2019

Kevin Logsdon called the meeting to order at 8:34AM.

Present were Board members Kevin Logsdon and Shelby Kirk. Board members Bob Guyton and Kris Bishop joined via teleconference. David Bodenhamer and Property Manager, Jay Kee represented Young's Suncoast, and also present was Crystal Tower 2009 owner, Ron Sikes. Board member Lance Monk was unable to attend the meeting.

Board meeting minutes from January 18 were previously reviewed and approved. There were no further minutes to review.

The current financials for Crystal Tower were reviewed and discussed. All agreed that the financials looked good. It was noted that *C-Sharpe* had been paid in full for the recoating project. With extra needed work added throughout the process, the total project ended up \$12,000 over budget. There was discussion of owner balances due to the change in HOA monthly dues. The Board requested a list of all owners still paying the previous amount, or who are delinquent.

The Board discussed proposed property upgrades from Secure Vision, including a CCTV camera system, new access points and increased internet speeds and a scrolling ad/informational monitor in the main lobby. Secure Vision is hoping to have installation complete by mid-May, but that date is not firm. As a request from the Board, Crystal Tower 2009 owner Ron Sikes provided some legal information regarding the proposed camera system. More information will be available once the system is installed.

C-Sharpe representatives Robert Stretch and Blake Jierski joined the meeting briefly to discuss an initial plan for future recoating projects on property. Scheduling and price lines will be put together for the Board to review. The projects will be prioritized and completed as needed. Also discussed, was laying down a temporary coating in front of the elevators on floors 3-20. This measure will attempt to dress up the areas until a complete restoration of the entire floor can be done. Board president Kevin Logsdon concluded the discussion by thanking *C-*

Sharpe again for a job well done on the 2nd floor breezeway, as well as all of the private balconies.

Phase II of the elevator modifications, which includes all of the electronics was discussed. David Bodenhamer will contact our third party elevator consultant, Bob Dieter to discuss an estimated cost and scheduling. The ultimate decision on when to schedule will be up to the consultant and ThyssenKrupp, but the Board is hoping to hold off for a few more years. With aging technology of the current electronics and replacement components becoming obsolete, the work may need to be done sooner than expected.

Management provided the Board with updates of some minor property projects that have been completed and also updated Board members regarding plans for summer staffing on property. With questions about an ice machine on property coming more and more often, two proposals were reviewed that would have a vending type ice machine installed on property. Bob Guyton made a motion to proceed with Gulf Ice Company, seconded by Kevin Logsdon and all in favor. The Board would like for management to negotiate commission structure, and follow up with additional information from Gulf Ice. Once all follow information is gathered, the Board will make final approval.

The Crystal Tower Homeowners Annual Meeting will be held August 16 and 17, 2019. There will be a meet and greet on Friday, August 16 and the meeting will be held Saturday, August 17. Both functions will be held at the Gulf Shores Activity Center, and more information will be provided as the dates get closer. Discussion was held regarding future dates of the Annual Meeting. Kevin Logsdon made a motion that a date be set for all future Annual Meetings at the conclusion of the current year's meeting. Shelby Kirk seconded the motion, and all were in favor.

The Board will meet again in June, with a firm date to be set at a later time.

The meeting was adjourned at 10:19AM.