

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
May 26, 2018

Kevin Logsdon called the meeting to order at 8:36AM.

Present were Board members Kevin Logsdon, Shelby Kirk, and Lance Monk. Board members Kris Bishop and Bob Guyton joined the meeting via teleconference. Also in attendance was Ron Sikes, Crystal Tower 2009 owner. Representing Young's Suncoast was Property Manager, Jay Kee.

Board meeting minutes from March 17 were reviewed. Lance Monk made a motion to approve the meeting minutes from March 17, 2018, seconded by Shelby Kirk. Also reviewed, were Board meeting minutes from an April 06 teleconference. Kris Bishop made a motion to approve the minutes from April 06, 2018, seconded by Lance Monk. The minutes from March 17 and April 06 were approved.

Financials from the month of April and a Balance Sheet up to May 25, 2018 were discussed. The Board agreed that all looked good on the financials. The Board asked Management to follow up with David Bodenhamer regarding additional lines of credit.

Summer staffing was briefly discussed. Management brought the Board up to speed as far as staffing on property

The Board discussed some current issues on property. The Board agreed to amend a current rule from the Declaration of Condominium's Rules and Regulations. Notice will be sent to all owners regarding the amended rule. There has been a major infestation of termites on the Boardwalk to the beach. Treatment has been applied and will be monitored closely, but there will need to be repair work done. The Board agreed to wait until Fall for any major work, but emergency repairs to the Boardwalk were approved if needed. Management will begin to obtain estimates for scheduled repair work. Issues with the South pool Lazy River were discussed. There is a leak somewhere in the plumbing system for the river and fountains. Management and Maintenance are working to see that issue is resolved as soon as possible. The City of Gulf Shores completed all inspections on rental

units and common areas. The Board was made aware of all findings. Parking during major events and Holidays was discussed. It was agreed upon by the Board to not allow any type of Recreational Vehicles (RVs) on property during these times. Temporary parking for boats and other watercraft is approved, only with prior notification to Management.

The Board discussed the status of current projects. The boardwalk ramp and additional wash station has been completed. The Post Tension cable repair has been completed. The only current project not completed is drainage and paver replacement at the South pool.

Some future projects were discussed, in line with the Reserve Study schedule. The Board would like Management to begin obtaining bids for the following: recoating of breezeway walls and flooring, repair and recoating of the East and West stairwell towers, South pool house area waterproofing and recoating and recoating of individual balcony floors. Board member Kris Bishop added input from similar work being done at Crystal Shores West.

The HVAC unit that cools the elevator machine room on the roof will need to be replaced. Management is obtaining pricing and the replacement will be done as soon as possible, as the need to keep the room cool is vital in the running of the elevators.

The Board also reviewed a past proposal to complete some roof repair work on the SkyWalk, as well as adding an additional gutter system. The original contractor was not able to complete the work, and MD Thomas Construction submitted another proposal. Management will see if the work can be completed immediately without interference to any guests, if not, the repairs will be postponed to an off peak time of year.

Crystal Tower owner Ron Sikes shared some insight on a Coastal Green Air Watergate system. Ron will be forwarding more information to Management.

The Board discussed the thought of surveying Crystal Tower owners as to the status of the property. All owners will be notified by the Board if a survey is agreed upon and will be discussed at the Annual Meeting August 18. Management reminded the Board that the Annual Meeting will be held at the Gulf Shores Activity Center, with a time yet to be determined. The Board will meet again on August 17.

The meeting was adjourned at 9:59 AM.