

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
May 31, 2019

Kevin Logsdon called the meeting to order at 8:33AM.

Present were Board members Kevin Logsdon, Shelby Kirk and Lance Monk. 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 meeting minutes from April 12 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 the Reserve Fund is starting to build back up. Since the increase of the monthly HOA dues, all payments are now current. With a transition to a calendar year from a fiscal year, it was questioned why the Crystal Tower budget still reflected a fiscal year. David Bodenhamer will make the change and also follow up with the auditors to make the sure the transition to a calendar year is final.

Major property projects were discussed. Bob Dieter, our third party elevator consultant will be on property June 07, to assess and provide specifications for Phase II of our elevator modernization plan, which includes upgrading all of the electronics pertaining to the control room and each elevator car. More information will be available after the consultant's visit. In continuing to improve the look of Crystal Tower, Kevin Logsdon made a motion to move forward with *C-Sharpe* to make repairs to and recoat both the East and West stairwell towers. Lance Monk seconded the motion and all were in favor. Management will follow up with *C-Sharpe* for further details, but a tentative schedule has the project starting October 14, 2019. Secure Vision will soon be completing the CCTV camera installation, which will bring all of our property upgrades to a close. There are 4 remaining cameras to install, as well as a monitoring station at the lobby desk. Signage will be placed around property, noting areas that are subject to video surveillance.

The Board continued discussion on some minor property projects. Management will follow up with Sherwin Williams on 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. Management will continue to work with *C-Sharpe* on schedule to completely restore the remaining breezeways. Also discussed were the individual condo entry doors, and a schedule to have them recoated. Management is working with Sherwin Williams on rust prevention coatings, and will work to secure a contractor for the job.

In the last meeting the Board approved moving forward with Gulf Ice Company to install a vending type ice machine on property. The machine has been online and operational since May 16, with positive results since. Gulf Ice will service, stock and maintain the ice machine, and Crystal Tower HOA will receive a percentage of the quarterly sales.

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.

Management and the Board are working with The Beach House Kitchen and Cocktails for catering options to be provided at the meet and greet. Kevin Logsdon proposed two weekends for the 2020 annual meeting, August 14/15 or 21/22. These dates will be discussed and voted on at the upcoming annual meeting.

Lastly, the Board had some discussion about the property. An additional staff member has been brought on for the peak season, but management proposed the idea of bringing on 1 more temporary staff person through the Labor Day Weekend. Kevin Logsdon made a motion for management to proceed with a temporary assignment. The motion was seconded by Bob Guyton and all were in favor.

The Board will meet again briefly in August before the Annual Homeowners Meeting.

The meeting was adjourned at 9:49AM.