

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
August 17, 2018

Kevin Logsdon called the meeting to order at 3:55 PM.

Present were Board members Kevin Logsdon, Shelby Kirk, Lance Monk, Kris Bishop and Bob Guyton. Representing Young's Suncoast were David Bodenhamer and Property Manager, Jay Kee.

Board meeting minutes from May 26 were reviewed. Lance Monk made a motion to approve the meeting minutes from May 26, 2018, seconded by Bob Guyton. The minutes from May 26 were approved.

The new budget year begins in September. The Board reviewed the proposed 2018-2019 Budget. There will not be an increase in monthly assessments for the coming year. The Board agreed that the Budget looks good for the coming year, but due to upcoming projects there will most likely be a dues increase or a special assessment for the 2019-2020 year. Bob Guyton made a motion to adopt the proposed budget, seconded by Kevin Logsdon. The proposed budget was adopted and will be presented to all owners.

The results of the Crystal Tower Owners Survey were discussed. There was a 60% response, and according to the Board, very good results. Management will be implementing some thoughts and ideas for the property that were brought up in the comments section of the survey. The Board discussed the idea of using a survey again in the future.

Some major projects were discussed: 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. At this time, the Board is in favor of moving forward with recoating of individual balcony floors and walls. In regards to the recoating the breezeway floors, the Board would like to do a trial on floor 2 for product testing. This will be done in the same time frame as the balconies. Management is working on final bids and obtaining further information and will report back to the Board. While still a priority, the remainder

of the breezeway floors, the East and West stairwell towers and South pool house projects will be pushed back.

Some additional smaller projects were discussed. Bob Guyton made a motion, seconded by Lance Monk to approve an MD Thomas Construction proposal to complete some roof repair work on the SkyWalk, as well as adding an additional gutter system. A second proposal, from Earthworks, for some paver and drainage work at the South pool was presented. Bob Guyton made a motion to approve the proposal, seconded by Kevin Logsdon.

Earlier in the year, Management was made aware of severe termite activity at the beach boardwalk. The termites have since been treated, but some repair work will be necessary to support posts. The Board asks that a final inspection be done to assure termite activity has ceased, and then obtain pricing for replacement of the damaged 6X6 posts. Management will follow up with the Board.

Throughout the fall, Crystal Tower maintenance lead Bill King will be working on several projects, including: repairs to the 2nd floor trash chute room; repainting of unit door exteriors; repainting of SkyWalk doors; moving two current handicapped parking spaces to the North side of the building, closer to the elevator landing; and removing four parking spaces from the North lot in order to create a pedestrian / cart path from the rear of the lot to the elevator landing.

A brief discussion was held regarding Owners Meeting, being held tomorrow 08/18. The Board plans to meet again in September, with a date still to be determined.

The meeting was adjourned at 5:41 PM.