

**Crystal Tower Condominium Association, Inc.**  
**Board of Directors Meeting**  
**September 15, 2018**

Kevin Logsdon called the meeting to order at 8:32AM.

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

Board meeting minutes from August 17, and Annual Meeting minutes from August 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.

Bids from *MD Thomas Construction* and *C-Sharpe Contractors* were discussed regarding the recoating of all private balconies as well as a complete refurbishment of the 2<sup>nd</sup> floor breezeway. After much discussion, Kris Bishop made a motion to award the contract to *C-Sharpe*, seconded by Bob Guyton, with all in favor. Management will follow up with C-Sharpe representatives to begin tentative scheduling. The project will take roughly 5 months to complete (weather dependent) and is slated to begin late October. As details unfold, Management will keep all owners abreast of scheduling. The Board has asked Management to follow up with *C-Sharpe*, in regards to a primer coat on all walls during the current project, as well as work to sound test the stucco on East and West stairwell towers. Recoating of the stairwell towers is scheduled for 2019.

The Board was brought up to date on current projects, either underway or completed: Management will obtain pricing on replacement of boardwalk support posts damaged by termites; maintenance lead Bill King will be tweaking the end the boardwalk ramp, working on parking lot improvements and continuing to repaint unit doors; Bill King and Management will also continue to work on smaller property improvements along the way; *MD Thomas Construction* has completed repair to a small section of the SkyWalk roof and will be finishing the

project soon, with a gutter install on same section of the roof. *Earthworks* has completed repair work on sunken pavers at South pool and installed a new, much wider drain at the boardwalk entrance.

New business discussed as follows: The Board reviewed a proposal from *Fitness Master* to replace cardio equipment in fitness room. Management will follow up on the bid, as well as following up with current maintenance plan and vendor for existing equipment; Secure Vision will be submitting a proposal for a new contract and the Board discussed what options they would be looking for; more discussion regarding a private owners website / Facebook page. More information to come as progress develops.

The next Board meeting is tentatively scheduled for late November or early December.

The meeting was adjourned at 9:24AM.