

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
October 13, 2018

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

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

Board meeting minutes from September 15 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. David Bodenhamer noted that the Association is one month into new fiscal year, all members are current on dues and the September and October reserve fund contributions have been made.

C-Sharpe will be working on property until the end of March 2019. The project will entail recoating all balcony walls, ceilings and floors, as well as recoating the walls, ceiling and floors at Level 2 breezeway. The Board discussed schedules and logistics of the project and will update all owners as needed. Management will also keep all owners aware of any project updates. Kevin Logsdon made a motion to change the balcony floor color from gray to tan to match the breezeway flooring color. Lance Monk seconded the motion and all were in favor. The balcony floor color will change from gray to tan.

The Board discussed a proposal to have the East and West stairwell towers sound tested for future repairs and recoating. It was agreed upon by all Board members to hold off on the sound testing, as *C-Sharpe* has agreed to do a visual inspection while on property for above mentioned projects.

Current property projects were discussed. Management will do a final walk through of boardwalk with Leon's Pest Control to survey termite damage. Pricing will then be obtained for replacement of boardwalk support posts damaged by termite infestation. Maintenance lead Bill King will be tweaking the end the boardwalk ramp, working on parking lot improvements and continuing to repaint

unit doors. Management will continue to work with vendors for repair or replacement of SkyWalk doors, as well as obtaining costs for South side pool light replacements.

The Board discussed an upgrade proposal provided by Secure Vision. The proposal includes upgrades to Dish Network channel lineup, property WiFi and installation of cameras on property. Kris Bishop will follow up with Secure Vision and will let Management and the Board know his findings.

Two proposals from ThyssenKrupp Elevator Americas were discussed. TK proposed to upgrade all roller guides in the 3 Tower side elevators and also proposed to replace hoistway doors at South side elevator. The Board asked management to let Bob Deiter Consulting review the proposals and offer further information. Bob Guyton made a motion to approve proposal for replacement of South side hoistway doors, providing that any additions suggested by Dieter Consulting is within 10% of proposed cost. Lance Monk seconded the motion and all were in favor.

The final proposal reviewed by the Board was submitted by Flow Innovations (FI maintains the domestic water pump system for Crystal Tower). While on property making small repairs to the system, Flow Innovations inspected all three pumps and suggested replacing impellers and gaskets on all pumps. Bob Guyton made a motion to approve the proposal, seconded by Kevin Logsdon, with all in favor.

The Board will meet one more time for 2018 in December.

The meeting was adjourned at 10:12AM.