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November 10, 2018

MINUTES OF THE 2018 ANNUAL ASSOCIATION MEETING OF THE OWNERS OF CRYSTAL SHORES WEST

1. Due Notice having been sent and posted, the Annual Association Meeting of the Owners of Crystal Shores West was held at the Cobb Pinnacle 14 Theater, 3780 Gulf Shores Parkway, in Gulf Shores, Alabama on November 10, 2018 at 10:00 AM. It was determined that there was a quorum of 59% of the Ownership and so the meeting was officially convened at 10:07 AM.
2. Board Members present: Kris Bishop, President (#0601, #1005); Karen Dilldine, VP (#0508); Secretary/Treasurer Peg Fried (#0404); Brian Johnson (#1105); and Melanie Humphrey (#0603). Young's Suncoast, the Association Management company, was represented by David Bodenhamer, Managing Partner and Robert Gardner, Property Manager. Thyssen-Krupp Elevators was represented by David Eddy.
3. Approval of previous minutes without dissent.
4. David Bodenhamer, on behalf of the Board, presented the Association with the various Financial Reports. Just over \$2M was allocated for the completed Envelope Restoration and the unfinished Elevator Renovation. Insurances costs are expected to gradually creep up.
5. A representative from Thyssen-Krupp Elevators (TKE), David Eddy attended to address owner questions and to report on the work that had been done. Renovation on Elevator #2 was successfully completed and has run with only one maintenance callback for mechanical issues. Work on the second elevator is on schedule and it is expected to be operational by December 20th. Eddy was asked to look into a small number of cosmetic issues. There was a consensus of great satisfaction with the work accomplished and the obstacles overcome.
6. The restoration of the building envelope entailed removal and replacement of wall and window sealants, removal and replacement of delaminated stucco, and painting the building envelope. The sum of change orders brought the total cost to \$965,050.60. This included unanticipated amounts of stucco delamination and the cutting of expansion joints on the north elevation to eliminate original causes of cracking and water intrusion.
7. Motions from the floor were entertained to nominate new Members for the Board of Directors. Joann Cranston (#507) moved that the currently serving Board members be accepted by acclamation, closing nominations. This motion was seconded by Jim Cash (#501, #0302). The motion carried by acclamation of the attending Members with no dissent.
8. Other Discussions: There will be quarterly Newsletters. Owners will be apprised of the Facebook Owners Group. Abandoned key boxes on railings will be disposed of. Acorn Caps for the railing bolts will be purchased and installed. SMOKE FREE signage will be posted in the Common Areas. Tall chairs and tables will be purchased for the pool deck. The Board will examine on site credit card sales

of parking passes and other measures to tighten controls on parking pass revenue. Owners were encouraged to alert Management about any residual water intrusion issues now that the envelope has been secured. The Spring Break Alcohol Ban was discussed in terms of its being a factor in revenue losses across the island last year. Also included in that discussion was the early 2018 Easter as well as the history of the ban and its practical enforcement. Ike's Beach Rentals will be apprised of the need to proactively work with Owners and their need for space on the beach. The new SecureVision contract is under review and will result in ten times the bandwidth on internet service as well as eight additional security cameras on site. The Board will examine security access to the Pool Decks and Beach. Several Owners made a point of complimenting the Board and the Management for the due diligence and successful work done over the past year.

10. A motion was made to more rapidly replenish the Reserve Fund by increasing monthly dues by \$25 for two bedroom units and proportionately more for 3 and 4 bedroom units for a term of one year, renewable by action of the Board failing a 2019 quorum at the next Annual Meeting.

Jim Cash (#0302, #501) made the motion which was seconded by Ann Davis (#905). Cash and Davis agreed to table the motion after discussion rendered a consensus that the Board should evaluate upcoming large scale maintenance needs and propose an increase in dues accordingly.

11. Motion to Adjourn:

Jim Cash (#0302, #501) moved to adjourn the meeting. Brian Johnson (#1105) seconded the motion. The motion carried by acclamation of the attending Members with no dissent.