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February 8, 2019

BOARD OF DIRECTORS MEETING MINUTES

The meeting was called to order at 4:03 PM at the CSW Unit 603.

PRESENT:

President Kris Bishop [#601, #1005]
Vice President Karen Dilldine [#508] *via telephone*
Secretary/Treasurer Peg Fried [#404]
Member Brian Johnson [#1105]
Member Melanie Humphrey [#603]

ATTENDING:

Young's Suncoast Property Manager Robert Gardner

1. Motion: Management is authorized and directed to create a "sweep account" at Centennial Bank and to move funds out of accounts gathering more than the \$250K that is FDIC insured..

Moved: KB

Second: BJ

Passed unanimously.

2. Discussion: *The draft of the audit made mention of the FDIC issue, unspecified sequence gaps in Parking Pass enumeration, and that it is time to update the Reserve Fund Study.*

3. Discussion: *Signage on the Property is being installed. "Thank You for Not Smoking" on the pool deck, "Vendors must check in" at the parking elevator landings, and "Video Surveillance" at various entry points to the building and at the street entry drive.*

4. Motion: Approve one year contract with Gulf Coast Ice Vendors for a machine to sell bags of ice on property

Moved: KD

Second: KB

Passed unanimously.

5. Motion: Appropriate one or two of the remaining parking bays in the ground floor garage for seasonal Handicapped Parking during winter demand. Appropriate the two parking places in the ground floor parking bay nearest the office as "RESERVED CSW" for Association use.

Moved: PF

Second: MH

Passed unanimously.

6. Discussion: *Investigate rekeying locks on building due to a combination of factors. After nearly 13 years, aging lock sets and keys need to be evaluated. Condo docs require the Association maintain emergency entrance to all units. Turnover in ownership and in rental management agencies results in locks being changed, inadvertently denying emergency entry. Management will audit the building and consult with Aaron's Lock Service to determine a path forward that will not inconvenience compliant owners with expensive KABA locksets.*

7. Discussion: *The monthly newsletter will continue to go out on the 15th of each month, focusing on Association issues and project updates. It will also feature persons such as Board Members, and pass along local news that impacts the rental business on the beach.*

8. Discussion: *Ask Bob Dieter to advice regarding TKE's conformal coating practices as proposed and regarding the best method for making elevator control circuits more water resistant against our maritime climate. This is an exploration to prevent or delay replacement of the control system with one more impervious to moisture and salt air corrosion.*

9. Discussion: *The Board is awaiting the outcome of the ongoing discussion with Secure Vision and Association attorney Daniel Craven for a potential contract extension and changes to the media account. These will result in faster internet speeds and provide additional security cameras for the property.*

10. Motion: Approve proposal from Thompson Landscaping to replace pine straw ground cover with "river rock" along the building frontage; to create a dry well for drainage near pool deck entry; to remove Boxwood shrubs and replace with Indian Hawthorne; and other incidental improvements for \$11,467.83.

Moved: PF

Second: MH

Passed unanimously.

11. Discussion: *Owners of a certain unit have been sent a letter via UPS regarding their history of noxious odors, uncontrolled dogs, and other disruptions. The letter detailed a schedule of increasing fines and admonished that the Board may find it necessary to begin proceedings to have the dogs removed from the property.*

12. Discussion: *Water intrusion into the pool deck electrical wiring necessitates action. Management will continue investigating remedies, starting with existing wiring connections and continuing with staged replacement of aging bollards.*

13. Motion to Adjourn: Motion by PF, seconded by MH.