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October 26, 2018

BOARD OF DIRECTORS MINUTES

PRESENT:

President Kris Bishop [#601, #1005] Teleconference
Vice President Karen Dilldine [#508] Teleconference
Secretary Peg Fried [#404] Teleconference
Member Melanie Humphrey [#603]
Young's Suncoast Managing Partner David Bodenhamer
Young's Suncoast Property Manager Robert Gardner

ABSENT:

Member Brian Johnson [#1105]

Meeting called to order at 2:02 PM at Young's Suncoast 3629 Gulf Shores Pkwy.

- 1. DISCUSSION:** *Condo associations in Orange Beach have been notified by USFWS that their beachside lighting is potentially in violation of the Endangered Species act and the lights have been documented as disorienting sea turtles. They have been requested to retrofit their lighting to be in compliance with Federal Standards with the aid of Orange Beach and of Fish & Wildlife. We are inquiring of the City of Gulf Shores what direction they will be taking. If the CSW Association receives such notice, compliance will follow. It was noted how difficult it is to meet the standards before official involvement assures adequate compliance.*
- 2. DISCUSSION:** *IPSC has offered to furnish 6 security cameras at about \$400 monthly. Monitoring is extra. Monitoring is generally found to be a waste of money, as it is inefficient and unreliable. Surveillance camera recordings are always accessed after the fact in any event, and the purpose of video surveillance on property will be to deter vandalism and other crimes and to provide the possibility of obtaining evidence of criminal activity if needed.*
- 3. MOTION:** *The SecureVision Contract Upgrade and Extension is approved, pending close review of the contract details and contingent on costs for installation of cameras on the boardwalk and from the north parking lot to observe the exterior of the building.
Moved: PF; Second: KD; Passed unanimously.*
- 4. DISCUSSION:** *KB will discuss with Daniel Craven the topic of a schedule of fines for Owners found to be in violation of Condominium Rules & Regulations.*
- 5. DISCUSSION:** *MH & PF will direct renovation of the Association Office onsite. Used furniture to be donated to Romar Beach Baptist.*
- 6. DISCUSSION:** *TKE Branch Service Operations Manager David Eddy has agreed to attend the Annual Meeting on November 10th to present a progress report on the Elevator Renovation Project. A social event for attending owners will be planned for after the meeting.*

7. DISCUSSION: *An owner has requested that management send a letter from him to the rest of the ownership presenting his bid to serve as a director on the next CSW Board. He was instructed that this will require a nomination from the floor. The Board has instructed management to provide the owner with a contact list so that he might send his letter as he sees fit.*

8. MOTION: *The IPSC 2019 contract to provide security officers is approved. A billing irregularity was noted by management, as the new rate has been recently charged and will not take effect until 2019. Management will be prepared to cancel scheduled additional guards if unnecessary during Texas Spring Break or the Hangout Festival.*

Moved: KB; Second: KD; Passed unanimously.

8. MOTION: *The Taylor Power 2019 contract to provide generator maintenance twice annually is approved*

Moved: KD; Second: PF; Passed unanimously.

9. MOTION TO ADJOURN:

Moved: KD; Second: KB; Passed unanimously.