

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
December 06, 2018

Kevin Logsdon called the meeting to order at 8:36AM.

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

Board meeting minutes from October 13 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. The Board discussed moving Crystal Tower to a calendar year instead of a fiscal year. Bob Guyton made a motion to move to a calendar year, seconded by Lance Monk. All were in favor, and Crystal Tower will now work off of a calendar year, effective January 01, 2019.

Management provided the Board with a progress update on the recoating and resurfacing work being done by *C-Sharpe*. Good progress has been made and the crews are a week ahead of schedule. The 2nd floor breezeway work will be completed Dec 08 and the South balcony work for the -09, -08 and -07 units will be completed Dec 14. *C-Sharpe* will move to the -06, -05 and -04 units and begin that phase of the project Dec 18. As a change to the original schedule, *C-Sharpe* has asked and the Board approved work to begin on the North side -09 and -01 balconies immediately, rather than March, which will cut almost a month of the original timeline. Since the project has begun, it was pointed out to Management and the Board that some attention needed to be paid to the parapet wall on the roof. There are some sealant and stucco issues that need to be addressed. With the staging equipment already in place, Bob Guyton made a motion, seconded by Kevin Logsdon to allow *C-Sharpe* to make the necessary repairs. All were in favor, and *C-Sharpe* will make the repairs to the parapet wall.

In conjunction with the new deck coating on the 2nd floor breezeway, the Board discussed a different option for door mats that will not damage the new coating.

Bob Guyton made a motion to replace the door mats (2nd floor only at this time) per discretion of the floor coating manufacturer. Lance Monk seconded the motion and all were in favor. Management will research further and discuss with Sherwin Williams.

It was also noted the Jones Coastline was on site Monday, Dec 03 and made some repairs to the East wall at unit 1001, and the West wall at unit 609.

The Board reviewed a proposed IPSC Security Budget for 2019. Bob Guyton made a motion to approve the budget, seconded by Kevin Logsdon. All were in favor, and the security budget for 2019 was approved.

Discussion continued regarding an upgrade proposal provided by Secure Vision. Kris Bishop will continue to work with Secure Vision and will review current contract vs. proposed contract. The Board agreed to table any further discussion and will revisit the contract in January.

The Board discussed several major projects that will need to be addressed in the next couple of years. Options were looked at to bring in additional income for Crystal Tower. After reviewing all possible options, Bob Guyton made a motion to raise the monthly HOA assessment to \$600, seconded by Shelby Kirk. All were in favor, and the monthly HOA assessment will be raised to \$600, effective March 01, 2019. The additional \$75 will go in reserves and the 2019 budget will be amended as so.

Other immediate projects discussed and approved by the Board are as follows:

- Shelby Kirk made a motion to have ThyssenKrupp Elevator Americas replace all roller guides on Tower Car #1, seconded by Kevin Logsdon. All were in favor and ThyssenKrupp will install Elscos Roller Guides on Tower Car #1.
- Kevin Logsdon made a motion to have ThyssenKrupp Elevator Americas replace the outer doors South Car #4, seconded by Bob Guyton. All were in favor and ThyssenKrupp will replace outer doors on South Car #4.
- Shelby Kirk made a motion to have Catalyst Doors replace the North and South SkyWalk entry doors and hardware, seconded by Bob Guyton. All were

in favor and Catalyst doors will replace doors and hardware on North and South doors to the SkyWalk.

- Kevin Logsdon made a motion to have MD Thomas Construction replace termite damaged posts at the boardwalk, seconded by Bob Guyton. All were in favor and MD Thomas will replace all termite damaged posts.

- Bob Guyton made a motion to have Gulf Coast Electric replace damaged light fixtures and convert all bulbs to LED in South side pool and hot tub, seconded by Kevin Logsdon. All were in favor and Gulf Coast Electric will replace fixtures and convert bulbs to LED in South side pool and hot tub.

The Board will meet again in January with a date to be determined.

The meeting was adjourned at 10:23AM.