

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
March 17, 2018

Kevin Logsdon called the meeting to order at 8:39AM.

Present were Board members Kevin Logsdon, Shelby Kirk, Lance Monk and Bob Guyton. Board member Kris Bishop joined the meeting via teleconference. Also in attendance was Ron Sikes, Crystal Tower 2008/2009 owner. Representing Young's Suncoast were David Bodenhamer and Jay Kee.

Board meeting minutes from January 13 were reviewed. Bob Guyton made a motion to approve the meeting minutes from January 13, 2018, seconded by Kevin Logsdon. The minutes from January 13 were approved.

Financials from the month of February were discussed. David Bodenhamer noted that one unit is delinquent, notices have been sent, and will be turned over to the attorneys. The Board discussed the best way to handle future issues. David Bodenhamer noted the financials were status quo and the Board agreed that everything looked good. The Board also reviewed a draft of the current Audit Report for Crystal Tower. David Bodenhamer pointed out a few issues and noted that some funds may need to be moved around to other accounts. The audit will be finalized at the Annual Owners Meeting in August.

The Board was brought up to date on current projects / bids. MD Thomas completed the SkyWalk paint project and all agreed that it was job well done. A proposal from Earthworks LLC to repair some pavers and drainage issues was reviewed and the Board agreed to wait until Fall before moving forward. As a follow up to discussion from the January 13 meeting, the Board was presented with a second proposal to replace the South pool pump room doors and back door to North pool. Kevin Logsdon made a motion, seconded by Bob Guyton to approve Warren Doors to move forward with the replacements. Warren Doors will replace doors at both locations, as well as the threshold at Main Lobby doors. More discussion followed concerning wind issues at Main Lobby doors. Management is working with Aaron's Lock Service on options to correct issues. No smoking signage has been placed at the Parking Level elevator landing, at all Lobby

entrances and all pool areas. Management and Crystal Tower staff will monitor the areas and see that the policy is adhered to. The Board was updated on the Post Tension Cable repairs. Structural Group will be on site the week of April 16 to begin repair work. David Bodenhamer agreed with the timing of repairs in regards to occupancy. Management will see that all owners are notified prior to the scheduled start date.

Future projects were discussed. The Board reviewed a scope of work for repairs to South pool house. Some bids are in and management will obtain more. The Board is looking into taking care of water proofing issues first and moving forward with further repairs as a Fall 2018 project. In continuing the refurbishment of the boardwalk area, the Board is in favor of eliminating the steps at the end of the boardwalk and having a ramp installed for beach access. Bob Guyton made a motion, seconded by Shelby Kirk, to approve the ramp. The project will be completed by Crystal Tower maintenance and shall not exceed \$1000. Also discussed was a plan to begin replacing pool furniture. The Board was presented with a schedule of replacement, beginning with the North Pool. Kevin Logsdon made a motion to approve replacement of the North pool furniture, seconded by Lance Monk. Management will check final pricing and report back to Board. Furniture that is replaced which is still in good condition will be used to fill in inventory at South pool. The Board agreed to stay with the same color furniture and not to offer any existing furniture up for sale.

Board member Shelby Kirk presented some discussion points for issues on property. There has been some rust development on new components in Elevator cars. ThyssenKrupp is aware of the rust and has been on property to check the situation. The rust has been isolated to the headers on parking level car doors. ThyssenKrupp and third party inspector Bob Dieter have agreed that the components will be replaced. The sounding of stairwell towers was discussed. David Bodenhamer will check with Bullock Tice regarding engineering options to provide the sounding work. Board member Kris Bishop added input on the subject from work currently being done at Crystal Shores West. The Board is looking into an August / September timeframe to have the sounding work completed. Patio coatings were discussed. Shelby Kirk shared some issues he has noticed on his patio. The Board agrees that work needs to be done in order to protect the patios. Management will continue to gather information and will report to Board. David

Bodenhamer recommended looking into Cond o Docs for exact verbiage on where responsibility of patio coatings falls. Also discussed were issues with dehumidifier at indoor pool. Management will meet with Tidwell Air Systems to make sure all monitoring is set up.

As we are moving into the peak season, the Board discussed a few points regarding the property. Management presented a staffing schedule for south pool and will follow up with David Bodenhamer concerning the staffing budget. Suncoast Beach Service began on March 03 and the Board is pleased to be working with them again. The Board also discussed Rita's Italian Ice setting up service at the South pool. Based on input from Management and Crystal Tower staff, Kevin Logsdon made a motion, seconded by Lance Monk to end the service.

Management presented the Board with information provided by vendors. Gulf Coast Ice Vendors left information with Management regarding an ice machine on property. After review, it was agreed upon not to move forward. LockState and Point Central presented Management with information on different options for electronic door locks. The Board reviewed the information / pricing and decided to stay with our current lock systems, either the original handle and deadbolt or the KABA 660. Furthermore, the Board has asked Management to again follow up with those owners not in compliance with the front door lock policy. The owners not in compliance will be asked to remove their current lock and replace with either the original lock set or convert to a KABA lock system by April 30, 2018. Beyond the April 30 deadline, Management has the authority to remove any lock not in compliance and replace with original equipment.

Kevin Logsdon announced the next Board meeting will be in May, with an exact date to be determined at a later time.

The meeting was adjourned at 10:19 AM.