



MAIL: P.O. Box 135; Gulf Shores, AL 36547  
STREET: 931 West Beach Boulevard; Gulf Shores, AL 36542  
OFFICE: 251.948.2710  
FAX: 251.968.5125



November 11, 2017

## MINUTES OF THE 2017 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 Activity Center, 260 Clubhouse Drive, in Gulf Shores, Alabama on November 11, 2017 at 10:00 AM. It was determined that there was a quorum of 64.85% of the Ownership and so the meeting was officially convened.
2. Board Members present: Kris Bishop, President (#0601, #1005); Don Clay (#0901); and Brian Johnson (#1105). Board Members Peg Fried (#0404) and Karen Dilldine (#0508) were unable to attend. Young's Suncoast, the association management company, was represented by David Bodenhamer, Managing Partner and Robert Gardner, Property Manager.
3. As there had not been an official quorum at an Annual Association Meeting since 2014, approval of previous minutes was not required.
4. David Bodenhamer, on behalf of the Board, presented the Association with the various Financial Reports. Discussion was made concerning insurance savings, the Fannie Mae-Freddie Mac flood insurance requirement gap for some mortgage holders (the Association carries more than the 80% required by the State).
5. Representatives from Thyssen-Krupp Elevators (TKE), Amanda Edwards and David Eddy, explained the state of the elevators as found by the Association's consultant, Bob Dieter. Dieter developed a preventive maintenance agreement specific to Crystal Shores West, which was awarded to TKE. Dieter and TKE developed a proposal for remediating rust and corrosion in the shaft structures; for replacing elevator cab walls, floors, and roofs; and for replacing doors and related structures and hardware with machinery used in the marine environment of off shore drilling rigs. This is expected to last at least 15 years as maintained according to contract. The timing of this work is due to the potential risk of life safety issues should the work wait any longer. The first elevator will be renovated beginning in December 2017 and should be completed by March 2018. Work on the second elevator will commence after Shrimp Festival 2018 and is similarly expected to take on the order of fourteen weeks to complete.
6. The restoration of the building envelope is to begin December 4, 2017 and is expected to require 5 months to complete. This work will include removal and replacement of wall and window sealants, removal and replacement of stucco as required, and painting the building envelope. The outdoor pool and spa will be closed whenever work is in progress on the scaffold overhead on the east elevation. A shed will provide safe passage from the south door of the indoor pool to the boardwalk gate for beach access.
7. Motions from the floor were entertained to nominate new Members for the Board of Directors. Jim Cash (#501, #0302) moved that the currently serving Board members be accepted by acclamation,

closing nominations. This motion was seconded by John Davis (#902). The motion carried by acclamation of the attending Members with no dissent.

8. Other Discussions: There was a consensus that there should be more communication from the Board. To facilitate this, Management will send all Owners an email urging use of the Association Page maintained by Young's Suncoast where important documents are published. Additional documents to be published there will include a Monthly Update from the Property Manager. The Water Liability Letter of 2016 will also be resent and made available on the website. A Facebook Group has been started, called "Crystal Shores West Owners Association" for the purpose of owners sharing information about their units, about potential sales, and helping one another communicate regarding rental availabilities. Management will maintain a trashcan at the end of the boardwalk and will erect sand fences on the dune that were destroyed by Hurricane Nate.

9. Motion to Adjourn:

Jim Cash (#0302) moved to adjourn the meeting. Melanie Humphrey (#0603) seconded the motion. The motion carried by acclamation of the attending Members with no dissent.