



MAIL: P.O. Box 346; Gulf Shores, AL 36547
STREET: 931 West Beach Boulevard; Gulf Shores, AL 36542
OFFICE: 251.948.2710
FAX: 251.968.5125



March 27, 2018

BOARD OF DIRECTORS MEETING MINUTES

The meeting was called to order at 10:37 AM at Crystal Shores West #1105.

PRESENT:

President Kris Bishop [#601, #1005]
Secretary Peg Fried [#404] *via telephone*
Member Brian Johnson [#1105]
Member Melanie Humphrey [#603]

ABSENT:

Vice President Karen Dilldine [#508]

ATTENDING:

Young's Suncoast Managing Partner David Bodenhamer
Young's Suncoast Property Manager Robert Gardner
C-Sharpe Project Manager Robert Stretch

1. Discussion: C-Sharpe Building Envelope Restoration Project

Change orders for the project were discussed with Robert Stretch. C-Sharpe estimates an additional 5288 sq. ft. of stucco to be removed. A change order will be prepared to add 5,000 sq. ft. of stucco expenses to the original contract. Further replacement will be at the originally negotiated \$15/sq. ft.

The current estimate for project completion is by the end of May. Kris Bishop insisted that the work be finished before Memorial Day Weekend. Work has been delayed by rain and wind, with a direct wind of 20 mph producing unsafe conditions for workers on the high swing stages.

Window work on the north elevation has proceeded, correcting installation issues that have resulted in occasional water penetrations through the years on the end units.

A pool cleaning specialist will be brought in to remove stains from the outdoor pool shell.

Concrete spall remediation is proceeding on the garage ramps.

C-Sharpe is willing to offer an extended payment agreement in consideration for the unforeseen amount of additional stucco repairs the project required.

Robert Stretch will send a draw schedule for the remaining work for CSW budgeting purposes.

2. Discussion: TKE Elevator Renovation Project

We are still anticipating work on Elevator #2 to be completed in mid-April. Work on Elevator #1 should commence in September with the goal of being completed by Christmas.

3. Discussion: Elevator Enclosure Project

Work is nearly completed on the garage enclosures of the elevator landings. The City Building Inspector has mandated that automatic doors be installed on levels P2 and P3 for ADA compliance. Conduits have been run, lights, fans, and actuators have been ordered.

The enclosures have been appreciated on chilly, windy days, and it has been remarked that they look good. The inclusion of new mailboxes on the P1 level has been appreciated by resident owners and long term guests.

3. Discussion: Finances

There are still \$558K in payments to TKE over the elevator renovation project.

There are still \$528K in payments to C-Sharpe over the envelop restoration project, which is expected to run \$65K above the original proposal.

While some owners paid the entire Elevator Assessment, a few are delinquent. Liens will be filed for payment. The second payment will be due May 31. A first reminder will be sent in mid-April. The final payment will be due September 30. The \$250K line of credit may be needed from Centennial Bank to avoid any potential cash flow issues.

4. Discussion: Miscellaneous

In response to a recent drowning at Ft. Morgan in a rip current Melanie Humphrey suggests we place signage in the elevators to explain the Beach Flag warning system and the danger of rip currents.

Minor improvement projects, including a previous directive to replace broken sand fences erected by the City on the dunes should be delayed until financing of the major projects is complete. The Board would like to see an estimate for the cost of replacing the sand fences.

CSW Staff and Security is responding to the seasonal influx of visitors that necessitates greater care and watchfulness. Wristband checks, especially, must be increased. Replacement of a weekend employee should help meet custodial challenges. The Board will consider reasonable inducements for retention of worthy employees.

5. Motion to Adjourn: Motion by KB, seconded by MH, passed unanimously.