



NEWS FROM THE BEACH

JULY 2019

Contents

| | |
|--------|---|
| Page 1 | <i>Attention Please!</i> |
| Page 2 | <i>Bullet Points</i> |
| Page 3 | <i>Get to Know: KATHY BROAD</i> |
| Page 4 | <i>Need to Know: Water Intrusion!!!</i> |
| Page 5 | <i>Out & About</i> |
| Page 6 | <i>Local Information</i> |

“News from the Beach” is our newsletter providing Association Owners with a monthly look at the people and the property. We hope to have some interesting or helpful tidbits of information for you. We will remind you of some of the rules and regulations of the Association and advise you about issues that are common to condominiums on the beach.

CSW BOARD OF DIRECTORS

| | | |
|----------------------------|-------------------------------------|-------------------------------------|
| President | <i>Karen Dilldine (508)</i> | KarenDilldine@Gmail.com |
| Vice President | <i>Peg Fried (404)</i> | PogoPeg@Gmail.com |
| Secretary/Treasurer | <i>Melanie Humphrey (603)</i> | MelanieThePerfectPortrait@Gmail.com |
| Director | <i>Kris Bishop (601 & 1005)</i> | KDBishop1973@gmail.com |
| Interim Director | <i>Kathy Broad (1404)</i> | KeB@qtecinc.com |

ATTENTION PLEASE!



~DATE SET FOR CSW ANNUAL MEETING

The Annual Meeting of the Crystal Shores West Condominium Association will be the first Saturday in November at 10:00 AM, 11/2/2019 at a place yet to be determined. Last year's meeting was followed by a reception in the Game Room on the property and was so well liked, we will do it again this year! It's a great time to meet fellow owners at CSW. More news in a few months.

News From The Beach ~ JULY 2019

Page 2

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BULLET POINTS!

WE HAVE A NEW INTERIM DIRECTOR!

In accordance with the By-Laws, the Board of Directors has appointed Kathy Broad (1404) to serve the remainder of the term vacated by Brian Johnson. All Board positions will be eligible for election at our next Annual Meeting, provided there is a quorum of the Membership. The Board would like to thank the various Members who were willing to serve as Interim Director. Kathy is featured in this Newsletter on the GET TO KNOW page and we're sure you'll agree she has an impressive resume and was a wonderful choice.

PET FRIENDLY? NO. SERVICE DOG FRIENDLY? OF COURSE!

Our owners are given written permission at the Board's discretion to keep individual pets on a case by case basis. Certain breeds have a notorious reputation and can certainly frighten people, even if the pet in question is just a sweet timid baby of a dog. But even if given permission, if a dog becomes a nuisance, the Board has discretion to rescind that permit.

Service dogs are permitted to guests, however, this is often abused across the hospitality industry.

A service dog is usually a "working breed" and must be trained to perform a specific task to help the owner cope with a disability. A service dog may not disrupt the normal course of business, and must be non-aggressive and under control at all times. Emotional Support Animals are not permitted to short term renters, even if the prospective renter supplies a doctor's prescription.

Parking Passes (\$20) & Wristbands (\$1)

We patrol regularly, inspecting overnight vehicles for passes. We need to see an Owner Decal, available on site, adhered to your window (not laminated and passed around). Or we need to see a Complimentary Pass, available on site, if this is a non-paying family member or guest. Or we need to see an enumerated Pass for renters purchased from our central office. **YOU MAY NOT UNDER ANY CIRCUMSTANCES REUSE RENTAL PASSES!**

Contact Michele Harrison at Young's Suncoast [251.962.3802] to make arrangements for your renters to receive Parking Passes and Wristbands.

IPSC Security will expect to see the Pass visible on the dash or hanging from the mirror. The Pass must state the unit number and an expiration date and not be recycled from renter to renter.

Mistakes happen.

What if my renters didn't get parking passes?

If a renter has not been provided with a Pass or Wristbands, these may be purchased on site with a credit card during business hours. PASSES WILL COST THE RENTER \$25 EACH, WRISTBANDS \$2. The renter may apply to the appropriate rental agency or individual for a pass if they were already charged for a pass that they did not receive. Otherwise, they must purchase a pass and seek a refund from the responsible rental owner or agency. This service for you and your renter is designed to avoid the inconvenience of sending them to the main office of Young's Suncoast to purchase the security items that should have been provided them as a renter. This Association courtesy is not meant to be used routinely or for bulk purchases.

Get to Know: Kathy Broad

In each of our newsletters, we feature a person of interest to Crystal Shores West. In this edition of News from the Beach: Kathy Broad our new Interim Director! Kathy previously owned Crystal Shores West 1008 in 2015 has enjoyed 1404 since 2017.

7/13/2019

By Staff



*Kathryn E. Broad,
QTEC Aerospace Chief Executive
Officer and Chief Financial Officer*

Ms. Broad (Kathy) was born in Mississippi and grew up in many places across the world. She is a business administration professional with over 38 years of experience in the military and civil space domains.

She is responsible for managing QTEC Aerospace as a Defense Contract Audit Agency – and Federal Acquisition Regulations-compliant woman-owned small business. She is responsible for the financial and fiscal management and corporate administration, including contracts, subcontracts, procurement, marketing communications, human resources, payroll, 401K administration, business development, security, employee health programs, and safety. She administers contracts with major aerospace prime contractors, NASA/MSFC, GSA, DoD, MDA and commercial customers – ensuring all commitments are met.

She is responsible for establishing and ensuring adherence to corporate policies and procedures. She provides proposal development for the company. Ms. Broad also provides management and support for NASA/Marshall Space Flight Center projects involving ISO 9001 implementation. Ms. Broad is currently serving as Past President on the Women in Defense (WID) Tennessee Valley Board of Directors. While serving as President she also served on the National Defense Industrial Association (NDIA) Board of Directors. She has received several professional awards and recognitions.

She is the mother of two (daughters) and the grandmother of three.



| AVERAGE TEMPERATURES | | AVERAGE RAINFALL |
|----------------------|-------|------------------|
| HI 90 | LO 74 | 10 Days |

NEED TO KNOW: Water Intrusion Liability

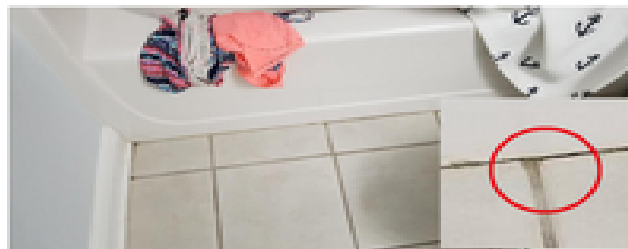
Are you liable when your water damages another unit?

In Alabama, it's all about determining NEGLIGENCE. In a hectic tourist season, such a tremendous number of people pass through our condos, you can be sure that some of them are going to make a mess. This might involve walking away from a clogged up running toilet. Or not keeping the shower curtain in the tub. Or any number of other mishaps. As much damage as these situations can cause, these situations are not due to any negligence of the owner.

We have sent a letter about how to mitigate liability through negligence for water intrusions emanating from your unit. This letter tells what you can do to reduce the chances of water intrusion. This includes action items such as: changing the old hot water heater before it (eventually) ruptures; replacing washing machine and ice maker supply hoses with braided steel lines; maintaining clear AC drains through monthly application of chlorine to inhibit algae or fungus growing and clogging the line; and caulking the bathroom fixtures to prevent water from draining down to the unit below.



Most of our water intrusion issues are due to renters making a mess, and owners failing to keep their fixtures sealed.



When there is a water intrusion from the guest bath, we often see it come through the light over the tub, or the fan over the toilet. We first, stop the water, we then identify the problem and make sure it's fixed. Finally, we fix the damage, in house if possible, and as cheaply as we are able.

OUT & ABOUT



Storm surge from BARRY pushing up almost to the dunes! In the (temporary) tidal pool, you can see the markers for Mean High Tide. The sea is well above that this weekend as BARRY is on his way to Louisiana!



Personal guests of Karen Dilldine (501) were down with her for a stormy vacation. Here they are, out first thing in the morning, helping pick up trash off the beach. Unlike these ladies, BARRY was not very considerate!



One of the chores. Aaron digs out the sand that accumulates under the boardwalk wash station.



Here's a sneak peak at the new ALABAMA GULF COAST ZOO! They are putting the finishing touches on the interiors, and working on the beautiful landscape. THE SAFARI CLUB will open first, giving Gulf Shores everything from affordable food to gourmet cuisine from Alabama's ONLY GREEN CERTIFIED RESTAURANT!

LOCAL INFORMATION

Parking Pay Stations

The City of Gulf Shores operates a pay-by-space parking system in the following public beach parking locations:

- Gulf Place (main public beach area)
- West Beach
- West 6th Street
- Little Lagoon Pass

Pay stations are in place from March 1st through November 30th each year.

The parking fee at all locations is \$5 for up to 4 hours or \$10 per day. Gulf Shores residents and property owners who have a valid Hurricane Re-Entry Decal may park at all paid public parking locations without payment. Hurricane Re-Entry Decals should be clearly displayed on the drivers side of the front windshield of the vehicle at the time of parking.



Leave Only Footprints

The following regulations have been established by Ordinance 1792 and enforced on our beaches.

All non-permitted personal items such as beach chairs, umbrellas, tents, ice chests and beach toys are to be removed from the beach each night.

Keep off the dunes. Staying off the dunes will help us to preserve our dune system and the habitat it provides. Use beach walkovers and boardwalks where provided.

For current surf conditions call 251-968-TIDE (8433).

A poster titled "BEACH WARNING FLAGS" with the Spanish translation "BANDERAS DE ADVERTENCIA EN LA PLAYA". It lists five types of flags: 1. Red flag with a white circle: "Water Closed to Public" (Agua Cerrada al Publico). 2. Red flag: "High Hazard" (High Surf and/or Strong Currents) (Peligro Alto, Resaca Alta y/o Corrientes Fuertes). 3. Yellow flag: "Medium Hazard" (Moderate Surf and/or Currents) (Peligro Medio, Resaca Moderada y/o Corrientes Fuertes). 4. Green flag: "Low Hazard" (Calm Conditions, Exercise Caution) (Peligro Bajo, Condiciones Calmas, Tenga Cuidado). 5. Purple flag: "Dangerous Marine Life" (Vida Marina Peligrosa). At the bottom, it states "Absence of Flags Does Not Assure Safe Waters" (La Ausencia de Banderas No Asegura Aguas Seguras) and features the City of Gulf Shores logo.

Hurricane Re-Entry Beach Parking Passes

New residents / property owners may obtain two initial passes at City Hall at no cost.

Proof of residency or property ownership along with Driver's License for identification, will be required for the purchase of additional hurricane / beach decals in the form of a deed, lease, or utility bill that bears the street address of the property for which the decal is being purchased.