

Crystal Tower Condominium Association, Inc.
Homeowners Association Meeting
August 17, 2019

Board President Kevin Logsdon called the meeting to order at 9:05AM.

Introductions were made, Board members present included, Kevin Logsdon, President, Shelby Kirk, Vice President, Lance Monk, Secretary/Treasurer, and Bob Guyton, Director. Kris Bishop, Director was not present. Representing Young's Suncoast were David Bodenhamer and Property Manager, Jay Kee.

David Bodenhamer announced that a quorum had been reached, and 94 units were on record in attendance, either by proxy or in person.

Kevin Logsdon opened the floor for final approval of the 2018 Annual Meeting minutes. Unit 402 Owner, Jim Cash made a motion to approve the minutes, seconded by Unit 1301 Owner David Apple. All were in favor and the 2018 Annual Meeting minutes were approved.

David Bodenhamer reviewed the current financials and all looks good. A conversion to a calendar year from a fiscal year was noted to owners. David also reviewed the budget and insurance coverages for the HOA. A brief discussion was held on flood coverage differences, as well as owner vs association responsibilities.

Kevin Logsdon and Jay Kee updated owners regarding projects that will be taking place and which projects the Board would be focusing on immediately. The East and West stairwell towers will have stucco repairs made and a complete recoat. All unit door exteriors will be treated with a rust preventative and also recoated. C-Sharpe will provide a recoat of the 2nd floor breezeway at no cost the HOA. Kevin Logsdon also shared with the owners the plans to move forward with Phase II of the elevator modernization plan. Tentatively, the plan would be to start mid-October, 2020 and complete late July, 2021. More details on Phase II will come as plans are finalized.

Jay Kee provided some highlights from the year, including elevator performance, staff / security performance as well as the state of the property. The floor was opened up for discussion.

Dates were provided as possibilities for the 2020 Annual meeting. With a unanimous vote, the 2020 Annual Meeting weekend will be August 21/22, 2020. The HOA meet and greet social will be held Friday, August 21 and the Annual Meeting will be held Saturday, August 22.

The meeting was turned back over to David Bodenhamer, who announced the floor would be open for any new business. The only new business would be electing Board members, and the two Board Member positions up for re-election were Vice President and Director. Unit 402

Owner, Jim Cash made a motion to retain the current Board members, seconded by Unit 2001, Owner Phillip Palmer, with all in favor. The current Board members will retain their positions for 2019-2020.

Unit 1301 Owner David Apple made a motion to adjourn the meeting, seconded by multiple owners, with all in favor.

The meeting was adjourned at 10:19AM.