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10/08/19

## **BOARD OF DIRECTORS MEETING MINUTES**

The meeting was called to order at 10:33 AM in the Crystal Shores West Lobby.

### **PRESENT:**

*President Karen Dilldine [#508] via telephone*  
*Secretary Melanie Humphrey [#603] via telephone*  
*Member Kris Bishop [#601, #1005] via telephone*  
*Member Kathy Broad [#1404] via telephone*

### **ABSENT:**

*Vice President Peg Fried [#404]*

### **ATTENDING:**

*Young's Suncoast Property Manager Robert Gardner*

### **1. Discussion: Wheelchair Lift**

Estimates from Patriot Elevators and Edco Elevators have been received, ranging from \$30K to \$23K, to replace the 750 lb. Savaria Wheelchair lift. It is still operational, but has outlived its original life expectancy in this maritime environment by three to five years already, and will certainly need replacement within the next year or two. At that time, we can entertain fresh bids but will begin budgeting now, accordingly.

### **2. Discussion: USFW Compliance Project – Window Tinting**

We have bids from InvisiGuard, ranging from \$80K to \$97K to tint the windows on the East, South, and West elevations to comply with Federal mandates to protect sea turtles under the Endangered Species Act. We can begin with the tinting of the Amenities and submit a timetable to USFW for a phased plan to bring the property into compliance. It is thought best to tint the unit windows (except for the North side) as it will be impractical to require blackout shades and drapes be kept closed every night of Sea Turtle Season. Another installer will also be brought in for an estimate.

### **3. Discussion: USFW Compliance Project – Exterior Lighting**

Bids have not yet been received from three contractors and two suppliers to comply with the required lighting retrofits. We hope to have a range of estimates prior to the 2019 Annual Meeting. No deadline has been imposed, as it has in other locations, to complete these Federally mandated retrofits, however a representative from USFW has visited the site and their preferred lighting consultant has provided us with an assessment of the property's needs. Efforts to comply have already begun with the pool deck lighting already completed and tentatively approved.

### **4. Discussion: Finances**

It is estimated that a sum on the order of \$500K will be needed in the next fiscal year to replenish reserves exhausted in 2018-2019 by the unavoidable Elevator Renovation and Envelope Restoration projects. Projects that are anticipated to require this sum are: Elevator Electronic Modernization, Wheelchair Lift Replacement, and Parking Ramp Maintenance. Rather than an assessment to cover these maintenance costs, the Board will seek Owner input on increasing the dues for the first time since 2008.

### **5. Discussion: Annual Meeting Preparations**

Another BOD meeting will be called to finalize 2019 Annual Meeting preparations.