



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



04/02/19

BOARD OF DIRECTORS MEETING MINUTES

The meeting was called to order at 2:03 PM in the Young's Suncoast Conference Room: 3639 Gulf Shores Pkwy.; Gulf Shores, AL 36542.

PRESENT:

President Kris Bishop [#601, #1005] *via telephone*
Vice President Karen Dilldine [#508] *via telephone*
Secretary/Treasurer Peg Fried [#404] *via telephone*
Member Brian Johnson [#1105] *via telephone*

ABSENT:

Member Melanie Humphrey [#603]

ATTENDING:

Young's Suncoast Managing Partner David Bodenhamer
Young's Suncoast Property Manager Robert Gardner *via telephone*

1. Discussion: *After considering the costs of changing out the brown epoxy flooring in Elevator 2, it seems best to continue with the plan to install gray epoxy flooring in Elevator #1. We will ask if the mix can show a little more aggregate than in Elevator #2. This work will take place April 8th & 9th, concurrent with finishing the punch list items Bob Dieter recommended to close out the renovation contract.*

2. Motion: Approve Aaron's Lock & Key in October to change out key cylinders for all building entries for a new Association Master Key. As this will not take place for several months, management has been instructed to enforce the Board mandate that owners not in compliance be sent a letter explaining the requirement and detailing the replacement that will happen at their expense if compliance is not forthcoming within 60 days.

(This inevitable expense is due to the By-Laws requirement that emergency access be available to the Association. Per previous Board rulings, this is accomplished through making each unit entry accessible with the same Association Master Key. This is duplicated in the Emergency Lock-boxes used in emergencies by Gulf Shores Fire Rescue. Also, operationally, the original keys and lock-sets are aging and failing more frequently, making the expense inevitable. Due to the increasing number of electronic locks, we have asked Aaron's to determine the best solution to our building. Changing key cylinders to a certain Schlage make will accomplish this for virtually every unit on the building.)

Moved: BJ

Second: KD

Passed unanimously.

3. Discussion: *The completion of the elevator renovation project means that payment of the balance will become due this month. This amount is expected to be in line with the approved expenses and funding of the project. Board President noted the level of the remaining reserve fund and capital requirements of the building operations and expects all future expenses to be reviewed and controlled very closely. The above discussion and motion were considered with this in mind. Various Reserve Fund and other required expenses have impacted rebuilding of reserve funds. The Board will carefully consider the financial reports prior to the next meeting.*