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November 7, 2020

MINUTES OF THE 2020 ANNUAL ASSOCIATION MEETING OF THE OWNERS OF CRYSTAL SHORES WEST

1. QUORUM:

Due Notice having been sent and posted, the Annual Association Meeting of the Owners of Crystal Shores West was held at 2022 West 2nd Street, in the Auditorium of the South Baldwin Community Theatre, in Gulf Shores, Alabama on November 7, 2020 at 9:00 AM. It was determined that there was a quorum of 54% of the Ownership and so the meeting was officially convened at 9:15 AM.

All Board Members present:

Karen Dilldine, President (#0508); Vice President Peg Fried (#0404); Secretary/Treasurer Melanie Humphrey (#0603); Interim Director Jason Willis (#107); and Kris Bishop, Director (#0601, #1005).

- *Young's Suncoast, the Association Management company, was represented by Managing Partner David Bodenhamer and Property Manager Robert Gardner.*
- *Thyssen-Krupp Elevators was represented by David Eddy & Jim Hendrix.*

3. 2019 ANNUAL MEETING MINUTES:

The minutes of the previous meeting were accepted and the reading was dispensed with.

Motion: Bob & Ann Davis (#0905); Second: Anthony Troke (#1303)

Passed by acclamation

4. FINANCIAL REPORTS:

David Bodenhamer, on behalf of the Board, presented the Association with the Financial Reports.

-Balance Sheet Rundown

-Insurance Sheet

-Buydown of the deductible to \$25k rather than 2 or 3% of \$29M (\$580K-\$870K)

-Adjuster's Estimate \$1.6M. \$968K expenses not counting roof (Approximately \$350K)

-New methods of Insurance Adjustment this year

Requires work of Field Adjusters, Inside Adjusters, Carrier Inspectors, Engineers... This has resulted in a quagmire in which no one on the island has yet received any payment whatsoever.

-All work for CSW has been paid on small invoices out of reserves. Other larger expenses have not yet been paid.

-Assoc Insurance Master Policy has an "All In" provision meaning it does not cover personal property or upgrades in condo units.

The financial & insurance reports were accepted without dissent.

5. COMPLETED PROJECTS:

Karen Dilldine reported that in the past year the Association installed the new security measures around the swimming pool.

6. OLD BUSINESS: Discussion without Motion

-David Eddy, Jim Hendrix Thyssen-Krupp Elevators

Overview of modernization. Covid slowed down acquisition of materials. Hope to start in one or two weeks. Six weeks per elevator expected, working faster on second elevator. Plan to finish by March. Installation of security cameras in elevators will be coordinated with Secure Vision. NEMA-4 explosion, watertight, industrial grade fixtures will be directly wired to the custom controllers in the mechanical room.

-Reserve Fund Study: David Bodenhamer

-Daphne firm was unresponsive to repeated inquiries.

-A firm in Pensacola will be retained instead, by March.

-(This study determines allocations for Reserve Budget prorated for long term needs.)

-Turtle Compliance: Robert Gardner

No turtle nests within sight early in the season. Hurricanes prevented nesting late in the season. Staff has retrofitted many of the old existing fixtures on the parking decks with repurposed materials to shield the beach from direct light and has replaced bulbs with amber LEDs. Hurricanes Sally, Delta, & Zeta have sped up corrosion of these fixtures such that many require replacement. Our preferred electrical service has been asked to evaluate these fixtures and if necessary to replace them with shielded turtle compliant lighting.

Further needs will be addressed in time as needed, according to requirements of USF&W, including: balcony lighting, turtle season balcony curtains, parking lot lighting, window tinting of Game Room & Fitness Center.

-Pool Security: Robert Gardner

The plan to install a taller fence and gate adjacent to the parking lot, and to require coded access through the gates and the indoor pool entry, met with success following replacement of the initial lockset with a more robust latch that was welded to the aluminum gate. Additional cameras for the internal security monitoring had been purchased, but Covid-19, peak season operations, and then a busy hurricane season have required postponement of installation.

7. NEW BUSINESS: Discussion without Motion

-Storm Assessment: \$130K or more? To be determined when insurance outcome is known.

-Ins. Deductible: \$25K

-New Boardwalk: \$75K?

-Landscaping: \$5K

-Pool Fence & Knee Wall: \$20K

-West End Fence & Temp. Security Gate: \$5K

- Etc. ???

-West Lagoon Cottages

The Conditional Use Permit is granted by Gulf Shores for the easement granting the property beach access. Those conditions were agreed to by the developer following the Property & Zoning meeting attended by the Board President & Vice President, David Bodenhamer, Daniel Craven, Esq., and Robert Gardner. These include insurance and indemnification of CSW by WLC, maintenance and cleaning of the accessible route & dune crossover, coded security entry, removal of utilities east of present location, use perpetually conditional on property remaining "low residency", and users being informed by prominent signage to avoid trespassing on CSW property & beach north of mean high tide line.

8. ELECTION OF THE BOARD OF DIRECTORS:

The present Board of Directors being willing to serve, and no nominations forth coming from the floor, a motion to reelect the serving Board of Directors was entertained.

Motion: Bob & Ann Davis (#0905); Second: (John & Jackie Martinek #1403)

Passed by acclamation

9. MOTION TO ADJORN:

Motion: Bob & Ann Davis (#0905); Second: Rick & Suzy Guess (#0802)

Passed by acclamation