



NEWS FROM THE BEACH

October 2020

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“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

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ATTENTION PLEASE!

ANNUAL MEETING LOCATION

Due to Hurricane Sally, we've changed the location of the Annual Meeting. It's still November 7th at 9:00 AM.

SOUTH BALDWIN COMMUNITY THEATRE
2022 West 2nd Street
Gulf Shores, AL 36542



BULLET POINTS!

ASSESSMENT REMINDER!

**PAYMENT OF THE
ASSESSMENT HAS BEEN
REINSTATED.**

**CALL OFFICE FOR MORE INFO.
251.968.3802**

ANNUAL OWNERS MTG.

**MARK YOUR CALENDAR!
9:00 AM, November 7th.**

**South Baldwin Community Theatre,
2022 West 2nd Street,
Gulf Shores, AL 36542.**

NEW ADDRESS? NEW PHONE? NEW EMAIL? NEW AGENCY? NEW CAR? NEW DOG?

Please let us know if you have made any changes in how we contact you! We are lacking email addresses for some of you or the old ones are bouncing back!

Remember pets must be registered for permission to be on property. We provide not only wristbands for owners, but leashes for dogs! That helps staff and security know who's who. Parking decals are available for owners in the office.

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.

INSURANCE

Staff Report

THE RACE IS WON, THE MARATHON IS BEGUN: Sure, we safely reopened with pools and beach access after Hurricane Sally before most everyone else. But the marathon to deal with paying for all the matters we've dealt with, and are dealing with, has really only just begun. More than two dozen air conditioning systems were affected as well as both elevators. *We are still trying to get carpeting installed in a number of units. (Some are renting anyway!)*

REGARDING THE AIR CONDITIONING ISSUES: If you were one of the condo owners who helped us expedite the repair or replacement of your air conditioner, we need that information! Copies of receipts and any photographs taken of the damage would be very helpful as we process this part of our claim. Our policy covers the lesser of repair or replacement. In several cases, new condensers would not work with the older air handlers as the coolant in the new systems has changed.

CHECK YOUR OWN POLICIES: You may be entitled to payment for lost rental income. We have provided a letter for your insurer.

You may have a provision for Storm Assessments and your deductible may turn out to be lower than whatever assessment may come.

STORM ASSESSMENT? HOW MUCH? That is a crystal ball question, at this point. We hope to have an answer soon. Fortunately, the insurance deductible was bought down to \$25,000 so that is a big help in mitigating any storm assessment that may be forthcoming. How much will a new boardwalk over the dunes cost? Ten years ago we received a quote for \$40,000. Hopefully lumber prices that are sky high because of Covid-19 related supply chain disruptions will be more reasonable by the time the city has rebuilt the beach. That process begins in about 5 months. *(And there's talk of a better spot!)* There also are other storm recovery expenses that are not covered by insurance which we are still tabulating.



AVERAGE TEMPERATURES		AVERAGE RAINFALL
Hi 80	Lo 59	4 Days

ANNUAL MEETING

Staff Report

RESERVE ASSESSMENT? As discussed at the last Annual Meeting, the Membership will review the need for an assessment to be levied in 2021. Putting off Elevator Modernization for another year would have been a risky choice, in the expert opinion of our consultant and Thyssen-Krupp. To put it in layman's terms, this project will replace the deteriorating electronics from the buttons to the brains with NEMA-4 moisture resistant fixtures. This should result in far fewer and ever more expensive electronic failures and elevator down time. We hope for this project to end in time for March Spring Break. It is presently financed with the Association's line of credit, which of course must be paid back.

NO SMOKING/VAPING ON BALCONIES: Earlier this year, the matter of banning smoking on the property, except in designated areas, arose. The feedback we received was light, but in favor of banning the practice. Those opposed believe it would be a detriment to renters. Those in favor cite the numerous complaints regularly received from non-smokers and those with pulmonary conditions, such as asthma. Amending the By-Laws to enact a ban is a difficult process. The Board did not want to enact a ban without consulting with the Membership at the Annual Meeting.

INTERNET ACCESS & SECURITY CAMERAS: With a five year contract extension, and at no additional cost, SecureVision will greatly increase our internet speed and bandwidth on the property. They will also provide cameras for security, including in the elevators. There will also be a monitor at the ground-floor elevator landing to provide those waiting for an elevator with a look at what is going on at Crystal Shores West and in the area.

MEMBERS SOCIAL! Be sure to come by the property after the meeting. Weather permitting, we will set up on the pool deck with finger foods and drinks. BYOB if you want something stronger! Weather notwithstanding, we can set up in the Game Room, but of course, as at the Annual Meeting, we urge people to take Covid precautions.

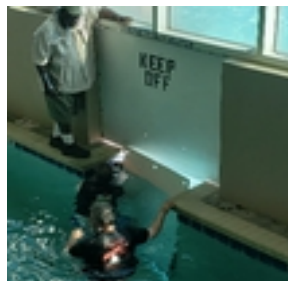
OUT & ABOUT



A big difference to our beach! Renourishment and dune building begin in about five months. Not certain when we will get our piece of new beach. Until then, we have an access on the west end. The beach access at the pool is closed TFN.



Aaron built and painted a new gate for our "boneyard"!



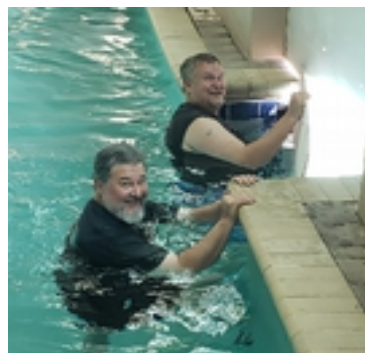
Aaron & Robert, with Bubba's help, wrestled the pool divider in just before the cool nights hit!



From scrap lumber and the remains of the ruined boardwalk, we built a wash station.



A few two dollar pavers, a ramp, & some timbers, and we have a beach access!



THE HURRICANE CREW! Bubba, Aaron, Tracey, & some vagrant. Our thanks to Karen Hudson who treated us to a fantastic lunch! Many others have generously thought of us including: Buck & Jo Jordan, Karen Dunlap, Robert & Barbara Illaine, Marcie Smith, Greg & Sue Ringkamp, Sandra Crawford, etc! We still have snacks and bottled water left over!



LOCAL INFORMATION

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

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.

Leave Only Footprints

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.



BEACH WARNING FLAGS
BANDERAS DE ADVERTENCIA EN LA PLAYA

-  **Water Closed to Public**
Agua Cerrada al Publico
-  **High Hazard**
High Surf and/or Strong Currents
Peligro Alto, Resaca Alta y/o Corrientes Fuertes
-  **Medium Hazard**
Moderate Surf and/or Currents
Peligro Medio, Resaca Moderada y/o Corrientes Fuertes
-  **Low Hazard**
Calm Conditions, Exercise Caution
Peligro Bajo, Condiciones Calmas, Tenga Cuidado
-  **Dangerous Marine Life**
Vida Marina Peligrosa

Absence of Flags Does Not Assure Safe Waters
La Ausencia de Banderas No Asegura Aguas Seguras

