

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
September 11, 2020

Kevin Logsdon called the meeting to order at 8:30AM.

Present were Board members Kevin Logsdon, Shelby Kirk, Lance Monk, and Robert Monsein. David Bodenhamer and Property Manager, Jay Kee represented Young's Suncoast. Board member Kris Bishop joined via teleconference.

Board meeting minutes from July 10, 2020 were previously reviewed and approved. There were no further minutes to review.

The current financials for Crystal Tower were reviewed and discussed. All agreed that the financials looked good. Reserve fund dollars were reviewed and briefly discussed. It was noted that very few owners were behind on monthly dues.

The upcoming elevator modernization project was discussed. Start date for the project is September 14, 2020 and will last approximately 36 weeks, with one elevator being out of service at a time. Kevin Logsdon provided a brief update on control panels / buttons for each of the elevator cars.

C-Sharpe is scheduled to begin repair work to the South pool house in the fall of 2021. An outside consultant will be hired to assess the project and provide additions to the initial scope of work. Cost of the project will be around \$375,000 with an additional \$60,000 contingency fund for any unforeseen work.

Ready Fitness out of Birmingham, AL will be providing new cardio equipment for the fitness room. The Board discussed options of buying equipment outright or leasing. It was decided that the new equipment will be purchased outright, along with a twice a year maintenance plan.

Management provided the Board with updates to ongoing minor projects that are scheduled to be completed in October. Tidwell Air Systems will be completing the repair work in media room hallway; Commercial Door Systems will be replacing the interior SkyWalk doors; MD Thomas will be replacing the gutters and downspouts at the North pool.

The Board discussed staffing on property. Paige Ledbetter has been hired as the custodial lead and management has been working with IPSC Security to secure permanent guards for Crystal Tower.

After postponing the dates of the Annual Homeowners meeting due to the uncertainty of the COVID-19 situation, the Board voted to cancel the 2020 meeting. Kevin Logsdon made a motion to cancel the 2020 meeting and proceed with the 2021 Annual meeting on the dates of August 20-21, 2021. Lance Monk seconded the motion, with all in favor.

The Board will meet again in December, with a firm date to be set at a later time.

The meeting was adjourned at 9:48AM.