

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
November 13, 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. Also in attendance: Ron Sikes (Unit 2009), Phillip Palmer (Unit 2001) and Phil Tsilis (Unit 509). Board member Kris Bishop was unable to join the meeting.

Board meeting minutes from September 11, 2020 were reviewed and revised. Kevin Logsdon made a motion to approve the revised minutes, seconded by Lance Monk with all in favor. There were no further minutes to review.

The current financials for Crystal Tower were reviewed and discussed. A separate line item for all Hurricane Sally invoices submitted for payment has been created. The storm damage invoices thus far total \$46,300.50. David Bodenhamer reviewed and clarified several line items and noted that only 5 units were behind in monthly dues. Kevin Logsdon reviewed payments made to ThyssenKrupp and noted that a mistake on the most current invoice has been corrected. All agreed that the financials look good.

In regards to Hurricane Sally, Management updated the Board on the initial phase of recovery. SERVPRO has completed all remediation / demo and did a phenomenal job. Robert Monsein provided an update on the reconstruction of units, which is scheduled to start the week of 11/16 and continue for 6-8 weeks. Robert will also be working with the contractor during the reconstruction phase as a liaison to all owners. Management will have representatives from C-Sharpe and Glass Systems of Alabama on site to inspect areas of the East interior walls before any reconstruction is done.

Management provided storm damage property updates. C-Sharpe will submit an estimate to repair stucco damage and paint issues. Estimates have been received and will be sent to the insurance adjuster for SkyWalk repairs: roof, interior ceiling / walls and flooring. Two of the six common area a/c units have been

replaced. The remaining four will be replaced when the SkyWalk roof is complete. Temporary steps at the beach boardwalk are scheduled to be installed 11/16. When the steps are complete, the South side pool and beach access will be opened through the South street level gate. Kutter's Grounds Maintenance will be on site to remove palm trees that have fallen, as well as rebuilding the beds at the entrance. Earthworks will be making repairs to dune wall at South pool. Lance Monk made a motion to approve any work to dune wall up to \$2500, seconded by Kevin Logsdon with all in favor.

Management has been working with Willoughby Roofing to establish a preventative maintenance program for the main tower roof. Lance Monk made a motion to approve a semi-annual inspection of the roof. Shelby Kirk seconded the motion with all in favor. Willoughby also performed a post storm inspection and noted that the roof itself was in good shape. It has a 20 year warranty against leaks and should last another 6 years (installed in 2006, 14 years ago) before any replacement needs to take place. A more in depth inspection will be made with an infrared camera to detect any unseen blemishes that may be causing leaks. Willoughby Roofing will also be making repairs to coping / flashing damaged during Hurricane Sally.

The Board briefly discussed damage from Hurricane Zeta, which was minimal.

With holiday guests and winter guests soon to be arriving on property, the Board agreed that it would be best for all owners and guests sign release forms while on property during reconstruction. Kevin Logsdon made a motion to approve the release, seconded by Lance Monk with all in favor. Kevin will finalize details of the release with our legal counsel, and they will be forwarded to all owners and management companies.

The elevator modernization project was discussed. The ThyssenKrupp team has been working steadily on Car 3 as well as other facets of the project. A new control panel in rooftop machine room has been installed and powered up, wiring has been run from the roof down to the car, new travel cables and roller guides have been installed and conduit has been run to each floor for the second set of call buttons to be installed.

New cardio equipment was delivered and installed in the fitness room on 11/04 and Ready Fitness has already provided a preventative maintenance visit not only to check on cardio installation, but also all weight equipment.

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

The meeting was adjourned at 10:23AM.