

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
January 22, 2021

Kevin Logsdon called the meeting to order at 8:33AM.

Present was Board member Kevin Logsdon. Board members Shelby Kirk, Lance Monk, and Kris Bishop joined via teleconference. David Bodenhamer and Property Manager, Jay Kee represented Young's Suncoast. Also in attendance: Ron Sikes (Unit 2009 owner). Board member Robert Monsein was unable to join the meeting.

The current financials for Crystal Tower were reviewed and discussed. With all of the insurance proceeds being paid, the Board agreed that the financials looked good through 01/21/21. Thanks to all of the Owners who paid the \$3000 assessment. Having this money is critical in bringing Crystal Tower back to being a "Premier Vacation Destination." It was noted that 17 owners have yet to make initial assessment payment. The Board will follow up with these owners.

The Board discussed the 2021 Budget. With insurance renewal rates currently unknown, Kevin Logsdon made a motion to adopt the current 2020 Budget as the 2021 Budget until mid-year adjustments can be made after insurance renewal rates are known. Lance Monk seconded the motion, with all in favor.

Management provided updates in regards to reconstruction of individual units. Final walkthroughs will be performed on floors 6-2 the week of 01/25. Upland Hospitality will be cleaning up all work areas and will be off site by the end of the month. It was noted that Upland Hospitality is due one more payment.

SkyWalk repairs are scheduled to begin the week of 01/25. Roof work and new a/c units will take place first, followed by interior sheetrock work and finally installation of new flooring.

The elevator modernization project was discussed. The ThyssenKrupp team is making great progress with Car 3 modifications. Management will follow up with ThyssenKrupp on a final timeframe for the completion of Car 3. S&K Electrical

has been on site installing conduit and pulling wire for new heat detectors that will be located on each breezeway in front of the elevators.

The Board reviewed and discussed a report provided by Forrest Daniel and Associates regarding the vents on the East wall of the building. C-Sharpe will begin repairs on those areas soon.

C-Sharpe will also be on site to address some leak issues in units 1001, 901 and 601.

Regarding other property repairs needed due to Hurricane Sally, C-Sharpe is continuing to work with the insurance adjuster.

Jansen/Adjusters International has made two site visits to Crystal Tower. During the course of the next few weeks, JAI will determine what areas of the building need to be investigated further. All areas of the building envelop are being reviewed. This process will take some time, but will help build the case on Wind Driven Rain.

Management provided updates on the grounds and landscape. Kutter's Grounds Maintenance will be rebuilding all beds damaged by Sally, filling in remaining beds with fresh pine straw and removing / replacing downed palm trees.

Moving into spring, touch ups will continue to the building / property, the perimeter privacy fence will be addressed and management will be researching / purchasing new mats for all condo entry doors.

The meeting was adjourned at 9:53AM.