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01/27/21

BOARD OF DIRECTORS MINUTES

PRESENT:

President Karen Dilldine [#508] via telephone
Vice President Peg Fried [#404] via telephone
Director Kris Bishop [#601, #1005] via telephone
Director Jason Willis [#107] via telephone

ABSENT:

Secretary Melanie Humphrey [#603]

ATTENDING:

Young's Suncoast Managing Partner David Bodenhamer via telephone
Young's Suncoast Property Manager Robert Gardner
SecureVision Len Cody

Meeting called to order at 10:09 AM in the Lobby of Crystal Shores West; 931 West Beach Blvd.; Gulf Shores, Alabama.

1. DISCUSSION: *Five year extension of SecureVision media contract.*

The new contract extension comes with an investment by SecureVision of +\$34K in security cameras for the property and an upgrade to 100 Mb in bandwidth. The next bandwidth upgrade is not recommended for at least 3 to 5 years due to potential backwards compatibility issues with currently available hardware. Greater bandwidth needs can be met for individual unit owners by arrangement with SecureVision. Len Cody attended this portion of the meeting and was on site to facilitate installation of cameras in the elevators while the

2. MOTION:

The Association will agree to a five year contract extension at no additional costs in consideration for a bandwidth upgrade and installation of security cameras.

Moved: Karen Dilldine; Second: Kris Bishop; Passed unanimously.

3. DISCUSSION: *David Bodenhamer briefed the Board on Hurricane Sally insurance progress.*

Insurance adjusters are still negotiating the ServPro billing.

Some payouts have been received by the Association with more to come.

Retainage on the roof payment will be held until repairs are made.

The storm assessment must be separate from any upcoming reserve/elevator assessment.

4. DISCUSSION: *David Bodenhamer briefed the Board on elevator modernization financing.*

TKE is still owed \$126.5K

There is \$115K outstanding on the Association's current line of credit, which matures in Summer 2022.

\$229K out of \$250K has been collected from the previous assessment.

5. MOTION: *Hurricane Sally Storm Assessment*

A special storm assessment of \$250,000 will be levied and due by May 1, 2021. David Bodenhamer will send an approved cover letter detailing amounts for individual units and recommending owners check their insurance for assessment coverage. This will fund uninsurable expenses resulting from Hurricane Sally. These include: exterior lighting; poolside retaining wall & fencing; secure permanent beach access & fencing; landscaping; dune crossover (boardwalk); the \$25K insurance deductible; and payments made from reserves before insurance payouts were received.

Moved: Peg Fried; Second: Karen Dilldine; Passed unanimously.

6. MOTION: *Preparing for permanent beach access.*

The vending machines will be removed and the first parking space (P11) will be utilized to create space for safe beach access. A space in the existing knee-wall will be cut and a concrete ramp will be poured to reach the dune level. A fencing contractor will install additional fencing, railing, and a security gate. Eventually, a boardwalk will be installed at that location.

Moved: Kris Bishop; Second: Peg Fried; Passed unanimously.

7. DISCUSSION:

Investigate a 3 ft Retaining wall on south side of pool deck with 3 ft fence.

8. MOTION TO ADJOURN:

Moved: Kris Bishop; Second: Peg Fried; Passed unanimously.