

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
March 13, 2021

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 interim Property Manager, Jeff Moser, represented Young's Suncoast. Board member Kris Bishop was unable to join the meeting.

Also in attendance: Todd Dalton with BXS Insurance.

The current financials for Crystal Tower were reviewed and discussed. Management provided an assessment update and it was noted that 3 units had not paid the initial \$3000.00 payment and that 13 units were delinquent on the subsequent \$1000.00 payments with 2 of those units for sale. The Board will reach out to Daniel Craven, the Association Attorney, to determine a course of action.

The elevator modernization project was discussed. The project is currently in Phase II and Thyssenkrupp is finalizing the completion of Car 3. A software issue required a specialist from Birmingham to be brought in to manually program each button to allow Car 3 to operate safely. Heat sensors were added to each Elevator Breezeway (Floors 2-20), First Floor and Parking Level. The Board and Jeff Moser have had several conversations with TK to express the importance of completing this Modernization – Phase II on time. If all safety tests are passed and there are no unforeseen issues, Car 3 will be in service on 4/01/2021 and Car 2 scheduled to be the next elevator updated.

The Wind Driven Rain Shortfall was discussed. A roof inspection was performed by Jansen's Inspector Ed Clark and Andrew Ousley of Willoughby Roofing & Sheet Metal. Core samples were taken and at each sample location water was found. Photos were taken of each area. Willoughby Roofing will submit a report along with pricing for a reroof to the Board and Jansen.

Based on this review, Jansen and Willoughby indicate that Hurricane Sally did impact the existing Roof. Jansen plans to include this review with their submittal.

GCI consultants will be at Crystal Tower to perform a small sampling on the patio doors and windows of a few condos. After their review and if they feel there is a case, they will assemble a proposal to do a full building review. The estimated cost could be around \$60,000.00 to \$75,000.00. Once hired and after the review has been completed, they will assemble a report which could take up to 2 to 3 months.

Jansen has reached out to Tammy Thomason, Insurance Adjustor, to obtain the Xactimate for the insurance review. Once this is obtained, Jansen will compare their findings to what the adjuster claimed was Wind Driven Rain.

Several supplemental insurance claims have been submitted to the Insurance Adjuster. According to the Adjuster, the claims have been approved and are pending payment.

Todd Dalton, Senior Vice President of BSX Insurance, gave the Board a brief presentation about BXS Insurance and the many services that they have to offer. Kevin Logsdon made the motion for BXS to assemble a Property Risk Assessment for Crystal Tower seconded by Shelby Kirk and the vote passed unanimously.

The repairs to the Skywalk were discussed. Repairs continue to progress quite well with the following scheduled for installation: light fixtures to be installed by Bill, installation of new doors by Commercial Door Systems and trim and flashing to be installed by Willoughby Roofing. New 2 ton HVAC units are scheduled to be installed by Tidwell Air Systems and Bama flooring will be installing new flooring the week of 3/29/2021. Other remaining items: Supply lines and the ceiling by the Media Room and Security Cameras installation will be addressed in the next few weeks. The Skywalk is still on track to open on 4/05/2021.

C-Sharpe Co, LLC will be on site the week of 4/05/2021 to address the North Entrance Exterior walls by the Crystal Tower Signage and Indoor Pool (East Walls) and Entrance (North Wall). They will remove the peeling paint and recoat this area. Restoration options are being looked at for the letters. C-Sharpe is also establishing a schedule to repair the Soffit Area in the covered parking on the East side.

Units 1308, 1103, 1904, and 2001 have outstanding issues regarding reconstruction of their units after Hurricane Sally. Management advised the issues in 1308 were resolved prior to today's meeting and to the owner's satisfaction. The Board and management will follow up with the remaining owners.

The privacy fence around the back of the Grill area has been reinstalled and the perimeter fence wall that was destroyed by Hurricane Sally is being removed. It was decided that the remaining landscape provides enough barrier so that rebuilding the perimeter fence will not be necessary.

Bill King, Crystal Tower Lead Maintenance, has installed temporary bracing to support the portion of the South Pool Fencing that was weakened by Hurricane Sally. It was decided that Bill will install temporary stairs. At this time, The City of Gulf Shores will only allow stairs and not a ramp.

Kutter's Ground Maintenance was onsite March 9th to remove and replant new Palm Trees.

Staffing at Crystal Tower was discussed. Travis Daniel, Custodian, Jody Blount, Maintenance and DeAnn Telarico, Property Manager, will all be joining the Crystal Tower family in the coming weeks. Their addition to staff should greatly aid in bringing the property back to being a "Premiere Vacation Destination".

IPSC Security staff and issues were discussed. Jeff Moser has been training Patrick Thomas in his role as nightly security Wednesday to Sunday. It seems Patrick did not receive proper training when he came on board and this area will continue to be monitored. Management reported that a security issue involving a family member of the owner of Unit 702 had been resolved. A warning was issued and no further action is required at this time.

The meeting was adjourned at 11:40 AM.