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06/13/22

BOARD OF DIRECTORS MINUTES

PRESENT:

President Karen Dilldine [#508] via telephone
Vice President Peg Fried [#404] via telephone
Director Jason Willis [#107] via telephone

ABSENT:

Director Kris Bishop [#601, #1005]

ATTENDING:

Claremont Property Ben Harris, Ian McGarrity
Young's Suncoast Managing Partner David Bodenhamer via telephone
Young's Suncoast Property Manager Robert Gardner via telephone

Meeting called to order at 3:10 PM in the office at 3639 Gulf Shores Pkwy Ste 1; Gulf Shores, Alabama.

1. DISCUSSION: Roofing Project

The proposed July start date would create hardship for renters expecting full access to parking and the outdoor pool, which will be constrained during the course of the project. The placement of the crane necessitates the closing of the pools during working hours, and on the order of 35 spaces will be required. Suspending Reserved Parking Enforcement, except for visiting owners, will provide enough parking for anticipated needs if project is postponed August. Claremont agreed to plug a roof drain penetration point in the slab above Unit 1404 that has proven impossible to stop otherwise.

2. MOTION: Roofing Project Start Date

Claremont Properties is directed to begin work on August 8th, beginning staging on or about August 4th estimated to finish in about three weeks.

Moved: Jason Willis; Second: Peg Fried; Passed unanimously.

3. MOTION: Board of Directors Vacancy

Management is directed to send an email thanking Melanie Humphrey for her years of service and seeking candidates to serve as an Interim Director for the remainder of her term. Applicants should send a brief bio/resume and contact information prior to interviews by individual Directors.

Moved: Jason Willis; Second: Peg Fried; Passed unanimously.

4. MOTION: Parking Level Doors

MD Thomas is awarded the contract to replace the fire rated steel doors, frames, and hardware on the parking levels.

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

5. MOTION: Ramp Joint Sealants

MD Thomas is awarded the contract to replace the ramp joint sealants on the parking levels.

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

6. MOTION: *C-Sharpe Emergency Response Contract*

The contract designating C-Sharpe as the property's hurricane response contractor is approved.

Moved: Jason Willis; Second: Peg Fried; Passed unanimously.

7. MOTION: *Elevator Spare Parts Proposal*

The Thyssen-Krupp Elevator proposal for \$64,357.70 to provide and store spare parts on property in the event of supply chain disruptions will be forwarded to elevator consultant Robert Dieter for review.

Moved: Jason Willis; Second: Peg Fried; Passed unanimously.

8. DISCUSSION: *Property Work*

Staff is directed to watch for fogging of security cameras and clean as needed. Parking level drains will be cleaned by Dan's Coastal Plumbing. MD Thomas will be asked to submit a proposal for concrete and rust remediation on parking levels. Indoor Pool Dehumidifier installation is still incomplete. Association responsibility to paint breezeway doors was discussed. Touch up and painting of breezeway doors underway. Replacement of these unit entry and owner closet doors and hardware is the responsibility of the individual owner. These doors and frames must be fire rated steel doors matching the models used throughout the residential levels of the building.

9. MOTION TO ADJOURN:

Moved: Peg Fried; Second: Jason Willis; Passed unanimously.