

Crystal Tower Condominium Association, Inc.
Homeowners Association Meeting
August 20, 2022

Board President Kevin Logsdon called the meeting to order at 9:09am. It was announced that the meeting was also available via Zoom to Owners unable to attend in person, assisted by the Owners of 2009, Peggy Harris and Brian Scott.

Introductions were made, Board members present included, Kevin Logsdon, President, Shelby Kirk, Vice President, Nancy Gordon, Secretary, Kris Bishop, Treasurer, and Tom Maleck, Director. Representing Young's Suncoast were David Bodenhamer, Property Manager, DeAnn Duhon and Assistant Property Manager, Vonche Burt. Also present were representatives from TK Elevator, David Eddy, Branch Manager, Amanda Edwards, Account Manager, and Michael Umstead, Service Superintendent.

There were 88 Owners in attendance, so there was a quorum for this meeting.

Kevin Logsdon opened the floor for final approval of the 2021 Homeowners Association Meeting minutes. All were in favor and the 2021 Homeowners Association Meeting minutes were approved.

David Eddy gave a report on the performance of the Crystal Tower elevators. It was presented that the Crystal Tower main building elevators had made approximately 455,000 trips since March 2022. The elevators currently have a 91% service reliability, and the goal is for the service reliability to be at 98% to 100%. Mr. Eddy reviewed the steps TKE is taking to increase their service reliability percentage. At the conclusion of his presentation the floor was opened for discussion and David Eddy addressed questions from Owners.

David Bodenhamer reviewed the current Crystal Tower Financials and Insurance Policies. He discussed the insurance requirements according to the Alabama Condo Act. The floor was opened for discussion and David Bodenhamer addressed questions from Owners.

DeAnn Duhon provided an update of the Crystal Tower Staff and IPSC Security Staff and provided information regarding their duties and schedules. Kevin Logsdon

expressed the Board's appreciation of the work performed by the Crystal Tower Staff.

Vonche Burt discussed Security and Safety issues at Crystal Tower. He discussed examples of vandalism and negligence that had occurred at Crystal Tower this year and how those incidents had been addressed. He also discussed Crystal Tower policies and rules that are in place to provide a safe destination for all to enjoy. The floor was opened for discussion and Vonche Burt, DeAnn Duhon, and Kevin Logsdon addressed questions from Owners.

DeAnn Duhon talked about the projects and maintenance that been completed at Crystal Tower during the past year. The floor was opened for discussion and DeAnn Duhon and Kevin Logsdon addressed questions from Owners.

Kevin Logsdon presented the Hurricane Sally claim settlement results and informed Owners that the settlement details should not be discussed with or disclosed to anyone other than Crystal Tower Owners. He also stated that this would be the only time the settlement amount would be disclosed to the Owners. During this presentation Mr. Logsdon also discussed the reasons for the Board's decision not to allow the Annual Owners' Meeting to be recorded by Zoom.

DeAnn Duhon provided an update regarding the Sky Walk roof. There have been issues with leaks since the installation was completed in March/April 2021. The final invoice has not been paid to Willoughby Roofing and the Board is being advised by the HOA attorney on how to proceed to have the Sky Walk properly repaired.

Kevin Logsdon discussed Crystal Tower property maintenance and the increased costs of maintaining and repairing the property. He also discussed the increased cost of doing business in today's economy, the budget shortfall, and the need to increase the monthly HOA dues to balance the budget. The floor was opened for discussion and Kevin Logsdon addressed questions from Owners.

Doreen Wilson, Owner of 1302, inquired if a vote could be held during the meeting regarding the dues increase since there was a quorum. David Bodenhamer advised Mrs. Wilson on how to proceed with a motion to have a vote. Dr. Sam Brewer, Owner of 1605, made a motion to allow the Board to vote on later date as to increase the monthly dues and if so the amount of an increase. The motion was seconded by Regina Kemp, Owner of 209, with all in favor.

Prior to the election to fill the two available Board of Director positions, David Apple presented his qualifications for being elected to the Board of Directors. David Bodenhamer informed all present that two Board members would like to retain their positions, Shelby Kirk and Tom Malek. The floor was opened to accept any other nominations. Peggy Harris, Owner of 2009, assisted David Bodenhamer and Kris Bishop with the collection of the ballots. The voting was taken and processed.

Kevin Logsdon proposed dates for the 2023 Annual Owners' Meeting and Owners agreed upon Friday, August 18, 2023 for the Meet & Greet and Saturday, August 19, 2023, for the Owners' Meeting.

Kevin Logsdon announced the election results to the Owners. Shelby Kirk and Tom Malek retained their positions on the Board of Directors. The meeting was adjourned at 11:45am.