

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
November 11, 2022

On November 11, 2022, at 9:34 AM CST, Kevin Logson, President of the Crystal Tower HOA, emailed to all members of the Board of Directors. Motion: Kevin Logsdon provided the following information regarding the Elevator Tower exterior stucco repair and recoating –

C-Sharpe found there was significant delamination of stucco in several areas.

In these areas, it was determined that structural metal studs were used in lieu of concrete. At each floor location, the metal studs span from the top of floor slab to bottom of the floor slab for the full height of North, East, and West elevations. C-Sharpe randomly removed portions of the stucco and discovered sections of the studs where rusting had occurred.

Based on those findings, C-Sharpe recommended having Thompson Engineering come out for a site visit to assess the areas. Thompson Engineering's initial review determined that the original vertical control joints should have been installed at the transition of metal studs to concrete. Having control joints located at these locations would allow the two different materials to expand and contract without cracking the stucco finish.

To address this problem, Thompson Engineering has assembled a proposal to review the areas and provide a scope of work to correct the problem. The cost for this service is \$5,650. C-Sharpe also recommends removing all the stucco down to the metal studs in these areas to determine the condition of the of these structures. The estimated cost to remove and replace the stucco is \$450,000. Not knowing how many metal studs will need to be replaced, it is difficult to put a number to it and could range in the \$100,000 to \$150,000. If this is the case the additional cost for the repair could be an additional \$550,000 to \$600,000.

Mr. Logsdon stated this is a significant amount of money but needs to be done to make Crystal Tower safe and structural sound. Three options were presented:

Option 1: Hire Thompson Engineering for \$5,650 to complete a review of the Elevator Tower North, East and West elevations and provide a scope of work.

Option 2: Approve Option 1 and the additional cost for C-Sharpe to remove all the stucco that was directly applied to the metal studs in the Elevator Tower North, East and West elevations. The estimated cost could be in the range of \$550,000 to \$600,000 (\$450,000 stucco removal and replacement cost). This option would be funded by using the Line of Credit, which is \$750,000. This would avoid reducing the Reserve Fund which is approximately \$800,000. Repayment of the Line of Credit would be through a two-year program of reducing major projects and/or increasing the annual insurance assessments that will be due in May.

Option 3: Approve Option 1 and 2 and delay the repair and recoating of the stucco on the North elevation walls and ceilings (Floors 2 to 20) and reschedule those for a later date. C-Sharpe's proposal to complete this possible delayed work is \$194,427.

It was suggested that a conference call be set up to discuss and answer any questions. Mr. Logsdon stated that if the Board members decide not to proceed with a conference call, he would like to make a motion to proceed with Option 3. It was also stated that until a decision was made, C-Sharpe has stopped working on these elevations.

A conference call with the Board and a representative from C-Sharpe and Thompson Engineering was scheduled for November 29, 2022. A vote on the motion was tabled until that date.