

Crystal Tower Condominium Association, Inc.
Board of Directors Meeting
November 29, 2022

Kevin Logsdon called the meeting to order at 2:30 PM.

Present were Board members Tom Maleck and Property Manager DeAnn Duhon represented Young's Suncoast. Crystal Tower Owner of condo 509, Phil Tsilis was also present. Board members Kevin Logsdon, Shelby Kirk, and Nancy Gordan joined the meeting via teleconference. Also joining the meeting via teleconference was Hollis Anderson representing C-Sharpe and Bryce Moore representing Thompson Engineering. Board member Kris Bishop was unable to join the meeting.

The purpose of the meeting was to discuss the findings, cost, and scope of work options for completing the repairs and recoating of the North Elevator Tower and East Wall. The findings and options were initially shared with the Board on November 11, 2022.

The meeting started with Hollis Anderson providing a recap of C-Sharpe's findings from the sounding of the North, East and West Elevations on the North Elevator Tower. C-Sharpe found that there was significant Stucco delamination in several areas, which were outlined in blue. In various areas, C-Sharpe removed sections of Stucco. They found out that instead of poured in place concrete, metal studs were used. These studs spanned from top of floor slab to bottom of floor slab at floors 2-20 in the areas of the trash and equipment rooms. In addition, wall control joints should have been installed where the metal studs met concrete. This would have allowed for expansion and contraction. Since this was not completed when Crystal Tower was originally constructed, cracks in the Stucco occurred allowing water to infiltrate into the wall cavity where the metal studs were located. In the areas where the Stucco had been removed, C-Sharpe found various levels of corrosion to the metal studs from medium to significant. Unless all the Stucco was removed in these areas, the final assessment of the amount of corrosion would not be known.

On November 14, 2022, the Board selected Thompson Engineering to review repairing and waterproofing on the North Elevator Tower. Bryce Moore provided an update and reviewed drawings that were prepared by his firm. Several questions were asked about how to address the issues that were shared during the call. Both C-Sharpe and Thompson Engineering recommended removing the Stucco in all these areas down to the metal studs. Bryce Moore recommended hiring Thompson Engineering's structural group to analyze the metal wall sections and develop drawings with details on how to repair and/or replace the metal studs.

Tom Maleck questioned if both projects could be placed on hold for approximately a year. Bryce Moore, a Waterproofing Consultant for Thompson Engineering provided his opinion. He stated that the East Elevation could most likely withstand a delay but, in his opinion, there was significant erosion of the metal stud wall areas of the North Elevator Tower. Tom Maleck stated he was concerned about the safety of delaying the North Elevator Tower and questioned if it might be possible to implement an inspection schedule during any delay. Bryce Moore stated that issues of access and that one would be viewing the exterior from an observation standpoint so one may be looking for something that could be hidden due to the profiling and elastomeric coating of the building. Tom Maleck also asked if it would be more conducive to have a Cost Plus contract than the contract that is currently in place. Bryce Moore stated that because one cannot see through the wall and cannot see what condition the substrate is in then he would suggest a contract that would reflect a floor-by-floor demolition. He stated there is the possibility of the condition of the structure bettering as movement progresses upward and that a per linear foot or per floor price would be appropriate.

Kevin Logsdon stated that in his opinion these projects need to be done right. He stated based upon what he has heard in this meeting the North Elevator Tower needs to be addressed and takes priority to prevent section of the wall dropping off the side of the building. Hollis Anderson stated he agreed with Kevin's assessment. Mr. Anderson stated he would work on pricing based upon repairs needed per floor.

Bryce Moore with Thompson Engineering will follow up by accessing some of the East balconies for demolition and temporary repair to prove the findings of their study.

Hollis Anderson and Bryce Moore left the meeting so that the Board could further discuss how to proceed. It was decided that more information would be needed from C-Sharpe and Thompson Engineering before a decision would be made on how to move forward.