



MAIL: P.O. Box 346; Gulf Shores, AL 36547
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02/08/24

BOARD OF DIRECTORS MINUTES

Karen Dilldine (508) President: *Present via Teleconference*
Peg Fried (404) Vice President: *Present via Teleconference*
Jason Willis Secretary/Treasurer (107): *Present via Teleconference*
Kris Bishop Director (601, 1005) *Present via Teleconference*
Anthony Troke Director (1303): *Present via Teleconference*

David Bodenhamer (Young's Suncoast): *Present via Teleconference*
Robert Gardner (Young's Suncoast): *Present at CSW Office*

Called to Order: 10:10 AM, CSW Office, 931 W. Beach Blvd; Gulf Shores, AL 36542

DISCUSSIONS:

- ~Various on-site projects; including the boardwalk project and a review of elevator issues. Otis Elevators will come out to assess the elevator systems.
- ~Considering owner vote for stricter rules and regulations regarding smoking on property, policies for on-site work by owners/contractors, setting acceptable hours, mitigating noise.
- ~Insurance market getting no better. Insurance assessment now \$43 Million. Researching premium costs.
- ~Decline reinstalling vending machines, high installation costs vs negligible returns.

DISCUSSION:

- Recommending By-laws amendments.
- ~Change to 35% for quorums.
 - ~Stagger 2 year and Board Terms.
 - ~Clean up original construction language.

MOTION: to pass 2024 Budget. As drafted in October 2023 and adjusted for final 2023 actuals.
1st Anthony Troyke, 2nd Jason Willis, Unanimous Consent

MOTION: to award G&J the contract to replace office & gameroom ceramic tile with porcelain tile.
1st Peg Fried, 2nd Jason Willis, Unanimous

MOTION TO ADJORN: 11:25 AM
1st Jason Willis, 2nd Peg Fried, Unanimous Consent