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04/23/24

## **BOARD OF DIRECTORS MINUTES**

President Karen Dilldine (*Present via Conference Call*)  
VP Peg Fried (*Present via Conference Call*)  
Secy/Treasurer Jason Willis (*Present via Conference Call*)  
Director Kris Bishop (*Present via Conference Call*)  
Director Anthony Troyke (*Present via Conference Call*)  
Young's Suncoast: David Bodenhamer (*Present via Conference Call*)  
Young's Suncoast: Robert Gardner (*Present via Conference Call*)  
Otis Elevators: Jimmy Hendrix; (*Present via Conference Call*)

*Called to order 10:18 AM 4/23/24 at the on-site office, 931 West Beach Boulevard; Gulf Shores, AL 36542.*

### **MOTION: Insurance**

Discussions ongoing with Marengo and Whitehaven. Use Line of Credit to pay premium and repay with assessments to avoid higher finance charges. Information from both insurers will be received by the end of the week. Premium estimate from Whitehaven less than expected. It has previously taken more than seven years without a storm for the annual buydowns to break even. This hurricane season is predicted to be very active. KD is authorized to conclude the deal with Whitehaven pending finalized offer.

*Moved: PF; Second: JW (Unanimous)*

### **DISCUSSION: Otis Elevators Proposals**

TKE is not the company it was after recent acquisition, fewer techs and less preventive maintenance. Will investigate potential price break on Otis proposals for new actuators and latches for all doors. Necessity for a fresh consultant in question. Otis does not bid on our present consultant's scopes of work. Recommends Cory Hunter with ATIS (State inspection contractor) for future consultancy. Proposals considered for Otis door locks and for Otis door operators. Hendrix indicated that the present double-door locks could be changed and the present operators adjusted for them until Otis door operators are separately installed. The double-door interlocks, in their opinion, other than their inappropriateness for the maritime environment, doubles the amount of service and problems. Otis has 2 service technicians for Perdido to Gulf Shores and 10 for Panama City to Mobile, more coverage than any other company in the area, and will assign techs for additional work as needed. TKE has 1 for Pensacola to Mobile. Likely a two-week installation per elevator. Cannot be done before mid-May. Anthony Troyke will speak with Daniel Craven.

### **DISCUSSION: CSW BOD Finance Committee 2024.03.28**

The Finance committee agreed to renew the T-Bond that was coming due. Other T-Bonds will come due this summer and will be renewed before their dates.

### **MOTION: Boardwalk**

Contractor, Hudson Home Builders, is awarded the contract to install a new boardwalk. They are using SureStep decking and will have plans certified this week. Can begin work Monday. We will require additional decking planks stored on site for any replacements. Dogs will have to remain on leads as beach access will be routed through the dog park.

*Moved: JW; Second: AT (Unanimous)*

### **MOTION: Adjournment**

*Moved: JW; Second: KD (Unanimous)*