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08/20/24

## **BOARD OF DIRECTORS MINUTES**

President Karen Dilldine (*Present via Conference Call*)

VP Peg Fried (*Present via Conference Call*)

Secy/Treasurer Jason Willis (*Present*)

Director Kris Bishop (*Present via Conference Call*)

Director Anthony Troyke (*Present*)

Young's Suncoast: David Bodenhamer (*Present*)

Young's Suncoast: Robert Gardner (*Present*)

*Called to order 3:10 PM 8/20/24 at the Young's Suncoast office, 100 Cove Ave.; Gulf Shores, AL 36542.*

### **DISCUSSION: *Potential Bylaws Amendments***

J Willis will check with Association attorney Daniel Craven regarding an amendment to the Bylaws to stagger terms and elections for Board Members. J Willis, A Troyke, K Bishop, & D Bodenhamer will inquire for retaining new attorney upon D Craven retirement.

### **DISCUSSION: *New Elevator Vendor Research***

J Willis will check with Association attorney Daniel Craven regarding the current maintenance contract with Thyssen-Krupp Elevators to determine the feasibility and a potential date for switching to another elevator company. Two others that work in this area are to be considered.

### **DISCUSSION: *Traffic Coatings for Breezeway & Parking Decks***

Consultant Kyle Murray will come for a preliminary investigation and a test application to traffic coat the Breezeway and Parking Decks. This same process would apply to unit balconies. This process, as all other vendors agree, will involve grinding existing deck coatings away, down to the concrete surface. Options for new coatings include staining and epoxy clear coats or a hydrophyllic product to protect the slabs against water intrusion, interior rebar rust, and spalling. Staff is instructed to refresh the deck traffic coatings in the elevator landing enclosures on the parking decks.

### **DISCUSSION: *Elevator Interior Refurbishment***

Staff is instructed to inquire again regarding refurbishing the interior of the elevators. The laminated particle board panels have taken a beating through the years and a more attractive and durable wall covering will be found.

### **DISCUSSION: *Exterior Window Cleaning***

Staff is instructed to seek bids for cleaning the amenity level windows and also the residential level windows.

### **DISCUSSION: *Wheelchair Lift***

The original Savaria Lift has performed for more than twice as long as the original eight years anticipated for replacement in the local maritime environment. The simple hydraulic lift remains in operation. TKE has been able to replace parts as needed. Staff has maintained cosmetic appeal. Replacement will wait until the lift is no longer serviceable. New lifts are reportedly not as rugged, durable, or dependable.

**DISCUSSION:** *Landscape*

The current unobtrusive fencing in the streetside landscaping will be maintained. Sea Oats will be ordered for an October planting to comply with instructions from the City of Gulf Shores following the boardwalk installation.

**MOTION:** *Potable Water System*

Following last year's work with Flow Innovations to keep the aging potable water pump system operable, this year they will be asked to replace the aging pumps and obsolete controller. Flo Innovations were low bidders for this replacement project.

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

**MOTION:** *Adjournment*

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