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November 2, 2024

## MINUTES OF THE 2024 ANNUAL ASSOCIATION MEETING OF THE OWNERS OF CRYSTAL SHORES WEST

### 1. QUORUM:

Due Notice having been sent and posted, the Annual Association Meeting of the Owners of Crystal Shores West was held at 260 Clubhouse Drive, at the Activity Center, in Gulf Shores, Alabama on November 2, 2024 at 10:00 AM. It was determined that there was a quorum of 60% of the Ownership and so the meeting was officially convened at 10:10 AM.

#### Board Members Present:

~Karen Dilldine, President (#0508);  
~Vice President Peg Fried (#0404);  
~Director Anthony Troyke (#1303).

*Young's Suncoast, the Association Management company, was represented by:*

~Managing Partner David Bodenhamer  
~Property Manager Robert Gardner.

#### Absent

~Kris Bishop, Secretary/Treasurer (#0601, #1005);  
~Director Jason Willis (#107).

### 2. 2023 ANNUAL MEETING:

A motion was made by Kurt Kleinschmidt (#105) and seconded by Scotty Seagroves (#204) to dispense with the reading of the 2023 Minutes and to approve them.

*The motion passed without dissent.*

### 3. REPORTS:

David Bodenhamer delivered the financial and insurance reports, running through the current balance sheet and a draft of the budget for fiscal 2025.

- The Association still has around \$2 million in Reserves.
  - The latest Financial Audit should be available in a couple of weeks.
  - The Board's policy of purchasing a deductible buy down to \$100,000 per event was discussed, in the event of storm damage potential savings of millions of dollars per event.
  - The current premium was paid off early to minimize finance charges.
- The financial & insurance reports were accepted without dissent.*

#### **4. COMPLETED PROJECTS:**

Robert Gardner reviewed completion of major projects:

##### *~WINDOW CLEANING*

Premier Skylines has cleaned all of the building windows. They recommend another restoration pass on the pool window wall and regular cleaning/sealing of those windows. Board will decide worth of monthly cleaning/sealing vs. restoration.

##### *~PARKING LEVEL CONCRETE REPAIRS:*

Cosmetic repairs were made before they became structural issues. Completed all crack chasing, rod chair and rebar work, as well as replacing power outlets on the Ground and P1 levels. P2 & P3 outlets to be replaced at a later time, as these have not been as damaged.

##### *~BOARDWALK*

The Boardwalk was completed just before the summer peak season began. We have been working with the manufacturer to find the best and environmentally safest way to clean the white Sure-Step treads. So far, efforts have been unsatisfactory. A meeting with Sure-Step will be arranged to find a solution.

Staff completed plantings of sea oats around the boardwalk as required by the City.

##### *~PARKING LEVEL ELEVATOR LANDINGS*

We have repainted the floors in the enclosures.

##### *~EAST ELEVATOR RAILS*

Realignment of the rails for that elevator was finished. This was needed to prevent the cab shaking as it operated. Rail realignment is an inevitable maintenance tasks as buildings settle, but in this case, the issue was likely caused by the brake failure several years ago.

##### *~REFRESH OFFICE & GAME ROOM*

We replaced the original ceramic tiles throughout the Office and Game Room with porcelain planking.

##### *~GARAGE & RAMP PAINTING*

We have painted all the vertical surfaces in the garages and ramps, following the concrete work. We also painted the garage and ramp ceilings.

##### *~PARKING LOT MAINTENANCE*

We will soon need to reseal the parking lot, but Staff has been restriping the parking spaces on the property, refurbishing garage bumpers, repainting curbs, and gradually packing holes with asphalt.

#### **5. UNFINISHED (OLD) BUSINESS:**

Karen Dilldine reviewed the following matters:

##### *~2025 ANNUAL MEETING:*

10:00 AM on the 1<sup>st</sup> Saturday in November (11/1/2025) at the Activity Center

##### *~ELEVATOR INTERIORS*

After several years of wear and tear, the wall panels on the elevators need replacement. This is an expensive proposition, and we have delayed the job until we are satisfied we are getting what we specifically need for the building at an affordable price. Staff will make an attempt under Board direction to refurbish a panel to see if that will provide a safe, durable, less expensive, and aesthetic solution.

### *~POTABLE WATER SYSTEM*

Flo Innovations will be replacing the potable water pump controller and the three pumps that provide water to the building. The system is functioning, but we don't want to take a chance on a failure. This should be accomplished later this month. We will alert everyone when we have a firm date, as this will necessitate shutting water off to the building for several hours at a minimum.

### *~BREEZEWAY DOOR REPLACEMENT*

We have surveyed all of the breezeway doors to determine which ones require replacement. The Association will undertake to replace all 26 doors with one purchase to assure uniformity and whatever price break is available. Individual owners will be assessed for the cost of what is needed for their unit. We are looking into fiberglass doors as well as the steel doors. Eventually, as other doors require replacement in numbers that make sense, we will replace those as well.

## **6. NEW BUSINESS:**

Karen Dilldine reviewed the following matters:

### *~INVESTIGATE TRAFFIC COATINGS*

Breezeway decks, particularly near the elevator landings, take a beating. The parking decks and ramps need some real attention. The balcony decks also will need to be addressed. The Board has spent time examining options and will make a recommendation to the Association for this project. It may require shutting down various floors of the building as work is done, and as weather permits.

### *~DECK RAILINGS*

*Before* new traffic coating is applied, the railings on the building need to be refurbished. We have bids for the project, and two companies have provided demonstrations of their work on the balconies of 404 and 1201. Presently, white paint chips fly off of the spindles and are very difficult to remove once they adhere to the existing traffic coatings, walls, and doors.

### *~CONSIDERING BYLAWS AMENDMENTS*

Cleaning up language in the By-laws and staggering Board elections. Our long time attorney is entering retirement and the Board is interviewing law firms to help us with this and to represent and advise us going forward.

### *~2025-2026 INSURANCE ASSESSMENT*

Since Hurricane Sally, insurance premiums have quadrupled. This year, the Owners will again be assessed the entire amount over the \$400K budgeted for insurance.

### *~GARAGE FIRE SUPPRESSION*

We are replacing certain sections of the ground floor sprinkler piping. As this is done, we will paint the threading, the couplings, and the areas where the pipes rest in the hangers to hopefully mitigate ongoing rust issues.

**~MOTION:** Excess income will be applied against future expenses to avoid income taxes.

*Motion: Anthony Troyke (#1303); Second: Eric Kreiling (#703).*

*The motion passed without dissent.*

## 7. DISCUSSIONS FROM THE FLOOR

~Laura Leigh Thompson, (#903) raised concerns about Ike's beach chair density considering loss of beach front area due to sand erosion. The Board will review matters with the beach vendor.

~Charlie Lambert, 1404, asked about installation of a beach fence south of the west easement to prevent foot traffic from West Lagoon Cottages across the sea oats. Board will inquire about the Conditional Use Permit and whether and when the development must install a boardwalk over the dune.

## 8. ELECTION OF THE BOARD OF DIRECTORS:

**MOTION:** Karen Dilldine (#508), Peg Fried (#404), Jason Willis (107), & Kris Bishop (#601, #1005) were willing to serve again. Two additional owners, Sally Lambert (#1404) and Wendy Camacho (#403) were also willing to serve.

*Motion: Anthony Troyke (#1303); Second: Peg Fried (#404).*

*The motion passed without dissent.*

Floor nominations were sought to complete the ballot. *(There were no other nominations from the floor.)*

**ELECTION RESULTS:** The five nominees receiving the most votes via secret ballot, tabulated by property share, were Karen Dilldine, Peg Fried, Jason Willis, Kris Bishop, and Wendy Camacho.

Anthony Troyke was thanked for his service and invited to stand again in the future.

## 9. MOTION TO ADJORN:

**Motion:** Anthony Troyke (#1303)

*The motion passed without dissent at 12:05 PM.*

## THE BOARD THEN ELECTED THE FOLLOWING OFFICERS AMONG THE DIRECTORS:

President	Karen Dilldine
Vice President	Jason Willis
Sec/Treasurer	Peg Fried