

January 7, 2021

Reconvene annual meeting

Present

Anita, Jody, April, John

10:30 Meeting called to order by Anita.

April announced that quorum had been met in the proxy votes and all passed.

47-11 waive reporting

48-10 move extra money to shortfall account

10:37 Annual meeting adjourned, Directors meeting called to order. Bids being taken for repair.

10:50 April reported that there were 6 units that sealant around windows failed during last hurricane. Bryson evaluation of the leaks states due to age of paint and sealant on building, the sealant has failed. April contacted Jaybell structural engineers. Too expensive to simply reseal windows when the full paint and sealant is needed on the entire building. April suggested getting more paint estimates. Money in reserve for painting is at least \$40,000 short. Discussed taking out a loan for amount needed when the bids are in. Anita suggested that we look into a group discount on windows for owners that want to replace their windows when we paint. John suggested we have another meeting once bids are in. Anita announced that Jason will do the first floor painting saving us some money. Discussed color choices, possible colors that will hold up better under coastal conditions. Let owners vote on final color selections. Anita reported that last paint job was done 12 years ago. Paint and sealant is only guaranteed for 7 years.

11:10 April reported that she is communicating with T mobile to get reimbursement for the sprinkler that they broke while working at Sea Castle. The damage resulted in an \$1800 above normal water bill. Anita reported that notices have gone out on increase in RV lot rent to 360/year and implementing the bylaw rule of one spot per owner. For those removing their RV by the end of March will be charged \$90 for 3 month period.

11:15 New business. Per the bylaws, any future repairs made in owners units by the association will be for drywall repair only. No paint or texture will be included in such repairs.

11:20 Violations of owners from the previous year. Some of the violations will be remedied with the painting of the building (door color violations). John suggested checking with paint company that wins bid about possibility of painting the doors at same time as building. Violations put on hold until further notice.

11:25 April brought us the cost of storing files with them. It is currently costing the association \$1000/yr to store these files at Ameritech. Anita and Jody volunteered to go thru and purge the files and storing content on thumb drives and in the cloud.

11:30 April notified members of increase in insurance costs nationwide. Discussed searching for a different policy. John brought up the need for a new wind mitigation policy within the year and suggested that we do that at the same time when we search for a more cost effective insurance policy. April reported that she will be getting estimates for water and sewage savings on January 13th. April informed members that our contract with the cleaning crew that we currently have will in march and suggested looking at more cost effective options before renewing contract. We are currently paying \$2000/month. Anita suggested having Jason take over some of the cleaning duties. Discussed possible savings by hiring a part time maintenance person in addition to Jason (fulltime), as we had in the past, for this purpose.

11:35 New bike room rules. All bikes now must be registered with the office and given a registration number to be put on their bikes. Announcement to be released stating any bikes not registered by the end of March will be removed.

11:40 Discussed possibly renting out the extra parking space by elevator entrance door. Idea dismissed due to issues with blocking the spot. Anita informed members that we now have kayak rack available for rent to owners. Limit owners to 2 rental spots each.

11:45 Owner issues. Unit 708 Renter of unit refusing to follow rules to keep ashtrays at the elevator. Verbal confrontation with Jason, renter guest threatening physical harm. April states letter has been sent to owner concerning violations from his renters. Legal standing in this discussed. Board is unable to evict but can fine the owner. If no response is forthcoming from the owner and certified letter will be sent and fines incurred if not rectified. Reported that various owners are now putting out door mats as well as chairs in walkway. Both are violations of by laws. April informed members that while they are violations we have nothing in policy for fines in these areas. Also reported that an owner is c/o a black mold problem due to several leaks in her unit. Owner is requesting that the association pay for removal of drywall, wood and carpet. Jason checked the unit and found no indication of mold. Previous repairs included steps to prevent mold. Lawyer consulted and it was stated that we were not liable for such repairs as long as due diligence was made at time of repairs. Unit 401 under contract for sale. Buyer wants to form LLC to purchase. Not allowed under by laws. Sale contract not approved.

12:25 April reported that a motion was needed to enable Ameritech to forward delinquent owner accounts to lawyer for collection. April suggested this action be taken after 3 missed payments. Motion brought by Jody, seconded by John, vote unanimous.

12:30 April suggested that we use an architectural form for unit changes within the complex and form a data base of approved/rejected changes. Anita brought up need for training the board members to access security cameras.

12:40 Anita bought up updating front lobby. Also suggested that we join the Gulf Shores annual garage sale.

12:45 Meeting adjourned