

# Crystal Shores Owner's Association

P.O. Box 9005

Miramar Beach, FL 32550

## **Minutes of Annual Membership Meeting – April 27, 2024**

**Call to Order** – The 2024 Annual Membership Meeting was called to order by President Gail Walker at 3:10 pm at the Crystal Shores Pool Area at 4469 Ocean View Drive, Destin, Florida.

**Roll Call/Establishment of Quorum** - A roll call of the membership was taken and verified that 13 Lot Owners were present and 16 submitted for a total of 29. A quorum was established as at least 30% of the membership, or twenty-one (21) Lot Owners and proxies, must be present to establish a quorum under the State of Florida Statute 720. Owners present and proxies held were counted and verified.

Directors present were: Rob Durrett, Cathi Galpin, Keith Poch, Gail Walker

Directors absent were: Pete Maguire

Other Owners present: Michael Geres, Larry & Nancy Born, Shelley O'Connor, Dee O'Neal, Johnny & Shirley Cargill, Julie Carisch, Tina Curvin, Cem Sarinoglu, Bill Galpin, Keith Poch, Rob & Deb Durrett, Susan Smith.

Others present: Jeff Robinson, Association Manager

**Approval of Previous Meeting Minutes** – A motion was made by Bill Galpin, seconded by Tina Curvin, to approve the Minutes of the 2023 Annual Membership Meeting held on April 22, 2023. The motion was approved unanimously.

**Financial Report** – Balance Sheet and Profit and Loss Statement financial reports as of December 31, 2024 were presented and discussed by Rob Durrett.

**Election of Directors for Board** - The slate of nominees for the Director's Election was announced as follows:

Rob Durrett  
Deby Leo  
Pete Maguire  
Keith Poch  
Gail Walker

A request for nominations from the floor for additional Director Nominees for the election of directors was made to the membership. There being no Nominations from the floor, Larry Born made a motion to close the nominations.

Since the slate of Directors only had five (5) nominees and there were only five (5) Director positions to be voted on, a secret ballot vote was not necessary. A motion was made by Johnny Cargill, seconded by Cem Sarinoglu, to accept and elect the slate of directors by acclamation.

A voice vote was taken and all Owners voted in favor of electing the existing slate of Directors. The motion carried and the five (5) nominees were elected as our new Directors for the term May 2024 to April 2025

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**Review of Past Year Accomplishments and Future Plans** – Gail Walker presented and discussed the following past accomplishments and future plans:

### Past Accomplishments

- Hired a new and improved cleaning service for Pool Restrooms. Cleaning visits once per month for Jan, Feb, Sept, Oct, Nov, Dec and twice a month for Mar thru Aug.
- Hired a new handyman service to handle maintenance and repair items for Front Fences, Perimeter Fences, Mailboxes, Signs, Pool Area.
- Completely renovated our Community Bulletin Board located near the Pool Area.
- Repainted the East and West Entrance Signs
- Refurbished mailboxes by performing power washing, rust stain removal, and replacing defective mailbox parts
- Changed our Annual Property Inspection timing to October to allow Owners to make requested repairs and maintenance during Nov, Dec and Jan before the Spring Break tourist season starts.

### Future Plans

- Removal of deteriorating Beach Access Steps (awaiting City Permit)
- Repair and painting of Common Area Perimeter Fence along Scenic 98.
- Repair and power washing of our Brick Paver Sidewalks

### **New Business**

#### a. Ideas and Suggestions from Owner – Discussion Leader: Gail Walker

- Julie Carisch requested that the Board revisit the removal of the Beach Access Steps.

#### b. Information Sharing on Rental Management Companies and Service Contractors – Discussion Leader: Keith Poch

The following two recommendations were made for Service Contractors:

- Royce Plumbing & Gas– for water, sewer and gas plumbing, 850-706-7163
- Kool-Breeze of Northwest Florida – for Heating and A/C repairs and installation, 850-961-1135

Other information shared:

- Home insurance rates were discussed and shared
- Keith Poch has done some research on various roof replacement options that he is willing to share
- Live Oak fiber optic cable for an alternate Internet Service will be installed in Crystal Shor
- Owners requested an Email on community palm tree trimming schedule
- Exterior home siding and fence cleaning products were shared by Keith Poch

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**Adjournment** - A motion was made by Julie Carisch, seconded by Johnny Cargill, to adjourn the meeting. The meeting was adjourned at 4:04 pm.

A Social Hour was setup at the Pool Area

**Minutes recorded and submitted by:**

A handwritten signature in black ink, appearing to read "Jeffrey E. Robinson". The signature is written in a cursive style with a large initial "J" and "R".

**Jeffrey E. Robinson, Association Manager**