

Crystal Shores Owner's Association

P.O. Box 9005

Miramar Beach, FL 32550

Minutes of Board of Directors Meeting – January 7, 2020

Call to Order – Meeting called to order by President Gail Walker at 3:06 pm at 311 Tequesta Drive, Destin, Florida.

Proof of Notice – Board Meeting Notice was posted on the Community Bulletin Board on January 4 in compliance with FS 720

Roll Call

Directors Present: Pete Maguire – present in person; Gail Walker, Rob Durrett - all via teleconference

Directors Absent: Cathi Galpin, David Ruble

Others Present: Jeff Robinson, Association Manager

Establishment of Quorum – With 3 Board members present, a quorum was established according to and in compliance with Florida Statute 720.

Approval of Previous Meeting Minutes – A motion was made by Rob Durrett and seconded by Pete Maguire to approve the Minutes of the December 4 Board Meeting. The motion was approved unanimously.

Financial Report – The Year-End 2019 Financials were presented, reviewed and discussed.

(a) Approval of Year-End Finances for Submittal for Tax Preparation - The following motion was made by Pete Maguire and seconded by Gail Walker:

Approve Year-End 2019 Financials for submittal to Carr, Riggs & Ingram, CPA for 2019 Federal Tax Return Preparation

The motion was approved unanimously.

(b) Allocation of Delinquent Assessments, Fees, Fines Owed from Lot 28 Sale - The following motion was made by Rob Durrett and seconded by Pete Maguire:

Allocate the amount of \$7,275 in Delinquent Assessments and Unpaid Fines Owed by Lot 28 in the following manner: Delinquent Assessment, Unpaid Fines & Late Payment Interest to be allocated in the Income section of the Profit & Loss Statement, Reimbursed Legal fees to be allocated as a credit to Acct # 7035-Legal Fees

The motion was approved unanimously.

Unfinished Business

(a) Pool Enhancement Status -Deck Addition/Vegetation Removal Status –Jeff Robinson reported that the vegetation has been removed from the area where new pavers will be installed. Brazilian Brickpavers has been authorized to install the new pavers in January.

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(b) Status of Legal Action at 4494 and 4500 Ocean View Drive - The following motion was made by Pete Maguire and seconded by Gail Walker regarding the legal action for 4494 Ocean View Drive:

If David Pleat's Motion to Strike Defendant's Answer and Affirmative Defenses, submitted by Malamos' attorney James Levy, is not ruled in our favor, then Jeff Robinson will request a pre-hearing conference with Pleat in late January to go over all the aspects of the case and make sure Pleat and us are on the same page with respect to our case, evidence, testimony.

The motion was approved unanimously.

The following second motion was made by Rob Durrett and seconded by Pete Maguire regarding the legal action for 4500 Ocean View Drive:

Instruct David Pleat to send Chris Jones a letter informing her that if she does not revise the fence in accordance with the agreement, that Pleat stated in his previous letter to her, then we will issue a Notice of Violation and this Notice of Violation will be recorded on her record and become an encumbrance to the sale of her property until it is resolved.

The motion was approved unanimously.

(c) 2020 ARC Design Criteria Manual Revisions & Additions - The following motion was made by Pete Maguire and seconded by Gail Walker:

Approve the new and revised ARC Rules for inclusion into the 2020 ARC Design Criteria Manual and present the revised manual to the Board of Directors for approval in a duly noticed Board meeting with a 14-day notice.

The motion was approved unanimously.

(d) Properties with Continuing Maintenance Issues - *Cargill's have obtained ARC approval for a new fence design and are pursuing the installation of that fence.*

Josh Bain repaired Marino/Fyffe fence and Blackburn fence

Larson's 2nd floor deck repair will begin on Jan 27. ZIIC has meet with them and will provide a landscape proposal to improve their yard.

New Business

(a) New Gate Code for Pool for 3/1 – Agreed to change Pool Gate Code to: **1942**, effective March 01, 2020 until February 28, 2021

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(b) Discussion on Other Goals for 2020 – The following 2020 Goals were suggested and discussed:

- Upgrade Landscape near corner of Crystal Beach Drive and Scenic Hwy 98 – consider Jasmine
- New lighting on Pool Fence and Pool Area
- Replace/Repair Pool Fence pickets that have sustained wood rot due to pine straw mulch.
- Beach Access Stairs upgrade by replacing wood steps with Trex steps
- Community Bulletin Board renovation or replacement

Set Time, Date and Place of Next Board Meeting –Thursday, February 20, 3:00 pm Central

Future Agenda Items:

1. Pool Deck Expansion Design/Budget/Schedule (Feb)
2. Status of legal actions at 4500 and 4494 Ocean View Drive (Feb)
3. 14-day Notice -Finalize/Approve 2020 ARC Manual (Feb)
4. Other 2020 Goals (Feb)

Adjournment – A motion was made by Pete Maguire and seconded by Rob Durrett to adjourn. The motion was approved unanimously. The meeting adjourned at 3:58 pm

Minutes Recorded and Submitted by:



Jeffry E. Robinson, Association Manager