

Crystal Shores Owner's Association

P.O. Box 9005

Miramar Beach, FL 32550

Minutes of Board of Directors Meeting – January 15, 2026

Call to Order – Meeting called to order by President Gail Walker at 3:00 pm at 311 Tequesta Drive, Destin, Florida.

Proof of Notice – Board Meeting Notice was posted on the Community Bulletin Board January 12 in compliance with FS 720 and our Governing Documents.

Roll Call

Directors Present: Deby Leo, Gail Walker, Rob Durrett, Pete Maguire and Keith Poch - all via Video Conference

Others Present: Jeff Robinson - Association Manager

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

Approval of Previous Meeting Minutes – A motion was made by Rob Durrett and seconded by Keith Poch to approve the Minutes of the December 11 Board Meeting. The motion was approved unanimously.

Financial Report – December 31 Profit & Loss Statement, Balance Sheet and Reserve Fund Expenditure Transactions were reviewed and discussed.

Action Item: Jeff Robinson will send Financials to Carr, Riggs & Ingram for the preparation of our 2025 Federal Income Tax Returns.

Unfinished Business

(a) Ongoing Repair/Maintenance Projects Status – Dave Holland completed the replacement of the Irrigation Pump Sump Cover and the replacement of grilles on the Men's and Women's Pool Restroom doors.

(b) Hot Tub Spa Installation at 4510 Ocean View Drive – A discussion on the strategy for resolving this issue was held. The consensus was to draft and send a series of communications to the Owner regarding the hot tub/spa, presenting three options in sequence. Each option will include relevant variance conditions and require ARC approval.

Action Item: Jeff Robinson will prepare the language for each of the three options for review by the Directors and send them in sequence to the Owner.

New Business.

(a) Develop Goals for 2026 – The following goals were offered:

1. Continue to monitor, maintain and renovate the Ocean View Drive Right-of-Way turf to improve the turf health to achieve a more consistent look.
2. Implement a complete and comprehensive update of our Architectural Planning Criteria manual to provide a more accurate and concise document. Accomplish this by removing redundancy, inconsistencies, wordy text, ambiguous language and potential rule loopholes. Updated or new design criteria will also be considered.

Crystal Shores Owner's Association

P.O. Box 9005

Miramar Beach, FL 32550

(b) Establish 2026 Annual Membership Meeting Date/time/Location – Annual meeting scheduled for Saturday, April 25, at 3:00 pm

(c) Appoint Nominating Committee – The following Owners were appointed to the Nominating Committee: Linda Hirsch, Kenny Trocquet, Dee O’Neal

-

Future Agenda Items:

1. Status of Unapproved Hot Tub Spa Issue at 4510 Ocean View Drive (Feb)
2. Develop Process and Schedule for ARC manual review and revision. (Feb)

Establish Next Meeting Date and Time – Wednesday, February 18, 2026, 3:00 pm

Adjournment – A motion was made to adjourn. The motion was approved unanimously. The meeting adjourned at 3:57 pm

Minutes Recorded and Submitted by:



Jeffrey E. Robinson, Association Manager