

**Crystal Bay Condominium Association, Inc.**  
**Board Meeting Minutes**  
**February 10, 2024**  
**Approved March 5, 2024**

The meeting was held in the Grand Atrium, C Building, and via Zoom.

**Directors in Attendance**

Dave Olson, President

Dana Mills, Secretary

Chris Biedal, Director

**MINUTES OF THE MEETING**

**Noted Prior to Call to Order**

In accordance with request from Director James Hebbel, Beverly Neubecker of Ameritech facilitated the chat from members attending the meeting via Zoom.

6 members in attendance via Zoom

16 members present in the Grand Atrium

**Call to Order**

Dave Olson called the meeting (noticed 2/9/2024) to order at 4:04 PM. A quorum of the board was established.

Dave Olson indicated that although all agenda items would be covered, they were going to be taken in a different sequence than posted.

**New Business: Legal Services – Consideration of Change of Counsel**

A motion was made by Dana Mills to remove Adam Bild as general counsel of Crystal Bay and replace with Shumaker, Loop, and Kendrick as general counsel. The motion was seconded by Dave Olson. The motion carried with a unanimous vote in favor.

A subsequent motion was made by Dave Olson stating that the board reserves the right to terminate attorney Adam Bild at a later date. The motion was seconded by Chris Biedal and carried with a unanimous vote in favor.

A motion was made by Dave Olson that Shumaker, Loop, and Kendrick are authorized to review all legal work that has or is being done on behalf of Crystal Bay and to take any and all action deemed appropriate in consultation with the board president or his designee. The motion was seconded by Chris Biedal and carried with a unanimous vote in favor.

A motion was made by Dave Olson that Adam Bild and Bild Law are not permitted to perform any legal work or take any action on behalf of Crystal Bay unless authorized by Shumaker, Loop, and Kendrick. The motion was seconded by Dana Mills and carried with a unanimous vote in favor.

#### **New Business: Board Policy on Communications with Counsel**

A motion was made by Dave Olson that Adam Bild and Bild Law are only authorized to communicate with Shumaker, Loop, and Kendrick and the President of the Board of Directors. This motion was seconded by Chris Biedal and carried with a unanimous vote in favor.

A motion was made by Dave Olson that counsel for Crystal Bay Association may not be present at board meetings without the express authorization of the President of the board. This motion was seconded by Chris Biedal and carried with a unanimous vote in favor.

#### **New Business: Board Election of Treasurer**

A motion was made by Dave Olson that Chris Biedal serve as treasurer of the board. Dana Mills seconded the motion and the motion carried.

#### **Old Business: Milestone Inspection**

Dave Olson informed the board and membership that in accordance with the motion approved 2/7/24, he had reached out to Pinnacle re: sinkhole inspection and had not received a call back.

There was discussion and questions from the owners regarding EIRS, Pinnacle, and the connection between the sinkhole issue, the milestone inspection, and the procurement of a new insurance policy.

Dave Olson motioned to approve EIRS to complete the milestone inspection (to include the sinkhole inspection and report) as required by Florida law; the motion was seconded by Chris Biedal and passed with all in favor.

#### **Approval of Previous Meeting Minutes**

Dave Olson motioned to approve the meeting minutes from 2/7/24, the draft form of which were received by the board the morning of 2/9/24. This motion was seconded by Dana Mills and carried with unanimous approval.

Dave Olson motioned to approve the meeting minutes from 1/11/24. This motion was seconded by Dana Mills. The motion carried with two votes in favor (Olson, Mills) and one abstention (Biedel, as he was not a board member when the meeting occurred).

#### **Adjournment**

Dave Olson made a motion to adjourn the meeting; the motion was seconded by Chris Biedal.  
All in favor; the meeting adjourned at 4:42 PM.

Respectfully submitted,

Dana Mills  
Secretary