

The newsletter cover features a background image of ocean waves crashing onto a sandy beach. On the right side, there is a teal-colored rounded rectangle containing the title and subtitle in white text.

PHOENIX V

A NEWSLETTER FROM
YOUR BOARD OF DIRECTORS
SUMMER 2021

A MESSAGE FROM THE BOD PRESIDENT, JIM REDWINE: JULY 15, 2021 NEWSLETTER PRESIDENT'S MESSAGE

There is a lot happening at Phoenix V (PV). Amongst last year's accomplishments were the implementation of financial controls that improved our financial position & reserves; institution of a true procurement system; accurate insurance valuations and coverages were obtained; and the garage was successfully repaired. The work continues and with your help and support it bears more fruit all the time. We now have a new management company providing services to us with technology and communication enhancements. We have improved our janitorial and security services. We are doing our best to enhance our revenues as well as maintain predictable assessments to the extent that Mother Nature will accommodate us. We are improving our hurricane response capabilities. We are discovering, evaluating, and responding to our short and long term maintenance and repair needs.

Your PV Board finalized a reserve study in 2019, and this is the study this Board is using to determine the annual capital reserve assessments needed to build the PV capital reserve for maintenance and repairs to the PV property. Some of you may have read about the importance of building reserve studies in the articles about the tragic collapse of Chaplain Towers in Surfside, Florida. A reserve study is a report by experts like engineers or certified specialists who inspect buildings and estimate how much the boards should collect from residents to prepare for future repairs/maintenance.

In addition to the reserve study, the Board has actively sought assistance of qualified professionals to investigate and evaluate conditions identified at PV. There were structural concerns found regarding the condition of our parking garage, and your Board took action to engage independent garage engineer SGH, a nationally-recognized expert in the field, and hired contractors to accomplish repairs in 2020. SGH has deemed the garage structural repair work satisfactorily completed (and under budget), resolving those concerns. In addition, the Board retained an independent, professional consulting engineer (Thompson Engineering of Mobile, AL) to inspect, analyze, and make recommendations on three issues: 1) the building envelope, 2) the building's south wall, and 3) the lobby atrium. Repeated historical repairs on the south wall caused the Board to seek assistance from an engineer to determine the root cause of the recurring moisture intrusion and related conditions. This was, as far as we can determine, the first effort to get to these root causes. Thompson has made observations regarding deficiencies in the stucco work on the south wall that are to be addressed, but no structural deficiencies have yet been identified.

Also, areas of the lobby atrium flooring and glass panels have been replaced and/or caulked over for years when tiles/panels have cracked. Again, as far as we know, no analysis of the root causes of the issues affecting the lobby has yet been done, despite their repeated occurrence. Because the root causes of the lobby conditions had never been identified, the Board has retained Thompson to investigate those conditions as well. Thompson recommended foundation testing because it appears that the atrium portion of the lobby is “settling” or “subsiding” away from the foundation of the main building (the atrium has a different type of foundation from the main building). This investigation work has been scheduled for October. We will make sure that Thompson’s reports are posted on our website for your review and then plan for the repairs required.

We think that these challenges we are addressing validate the wisdom of this Board’s program of building up our HOA’s reserves to address these challenges. Assistance from these experts and consultants is costly but very necessary. Maintaining adequate reserves ensures that we can fund their work that is a part of maintaining a mature property such as PV. We also intend to make sure that owners do not have to pay more than their fair share of any costs of required work. We will keep you posted as developments occur.

There will always be some new problem or need to be addressed to protect and preserve the value and ability to enjoy or property. If you are able to help in any area, please let us know. There are many opportunities for all.

-Jim

Announcements

ANNUAL MEETING

The PV HOA annual meeting will be held on October 2, 2021 at 9 AM-Noon in the large conference room on the property. There will be a zoom option available to those who cannot attend in person. We look forward to seeing you then. The Board also cordially invites you to an owner social the night before, in the South Lobby. The Owner Social will be from 6-8 PM, and dinner will be served on behalf of the HOA. We ask our owners to bring a side dish or dessert.



QUARTERLY MEETINGS

The next quarterly Board meeting open to owners will be Wednesday, July 21, at 6:00 PM via Zoom.

The next quarterly Board meeting open to owners after that will be Saturday, August 28, 2021, at 9:00 AM at the building with the Board present. Owners may participate in person or by Zoom.

OWNER INFORMATION SHEET

The Board is asking that all owners please complete the form hyperlinked below and return to Coastline as soon as possible. It is of paramount importance that this is completed to ensure all owner files are up to date with the most recent and accurate information. By providing this, you are helping us to ensure a smooth encounter at the front desk especially in regard to who has access to your unit, who your rental company is in case of a water event or something else that needs immediate assistance. We appreciate your help in this matter. Thank you!

Owner Info Sheet

TURTLE FRIENDLY PROPERTY RECOGNITION



PHOENIX V

On June 16th, 2021 Phoenix V was recognized at the "Sea Turtles Dig The Dark" event at The Lodge at The Gulf State Park as one of the Sea Turtle Friendly Communities on the Alabama Gulf Coast.

Share the Beach, Alabama Coastal Foundation, and U.S. Fish and Wildlife Service presented Phoenix V with a sign to be displayed on property as well as two "turtle friendly" flashlights.



HURRICANE PREPAREDNESS

With the ever-present threat of hurricanes (that sadly sometimes offsets the beauty of our beach), we have to be prepared for what Mother Nature may throw at us. First, Coastline already has a written hurricane response plan; to our knowledge this is the first time we have had one.

Second, the Board is making sure that we do our best to learn the lessons of Hurricane Sally so that those issues are not repeated. We will do our best to make sure that our facilities and security personnel are on-site during a storm event and/or can get back to the building as soon as possible, and will have timely access to all units to check on and address any water intrusion or other damage.

Third, the Board is establishing a contract with pre-placed emergency response contractors (White-Spunner and SouthernCAT) to make sure that we can respond as promptly as possible to any water remediation and damage repairs.

Fourth, the Board is having staff from Coastline become certified in the ANSI/IICRC Standard for Professional Water Damage Restoration operating procedures that the drying industry uses and intends to record humidity levels in select units throughout the building before and after storms, to make sure that we can properly document and supervise any drying company that we may employ.

COMMITTEES

The Board welcomes your involvement in our building – we need all the help we can get! To date, we have the following committees:

Facilities – helps prioritize and supervise both building improvements and maintenance, and security.

Parking – will re-examine rules and regulations to govern parking, and how to find more parking capacity, and suggest additional changes to the bylaws.

Insurance – works with our broker to help us examine our insurance coverages for completeness / comprehensiveness, recommends deductible levels, control costs, examine claims, and the like

Revenue Enhancement – looks for ways to increase our revenues through such things as sale of PV branded items, better use of our leased roof antenna space, food vendors and / or a café or similar amenities for our building.

Bylaws, Rules, & Regulations -- as needed, this committee will meet to discuss any revisions that are suggested to the bylaws, rules, and regulations.

If you are interested in serving on a committee, please email us at phoenixvhua@gmail.com.

UPCOMING EVENTS IN THE AREA

July 23rd- LifeSouth Blood Drive @ Lulus
August 5th- National Oyster Day



FINANCIAL REPORT (AS OF 7/27/21)

The Board reviewed our financial performance for January, 2021 year to date. A summary of these results follows.

FINANCIAL SUMMARY AS OF MAY 2021:

OPERATING FUNDS: \$418,325.46
CAPITAL RESERVES: \$2,245,676.49
CASH ON HAND: \$2,664,001.95

Because our insurance came due in May, but the budgeted income to pay the premiums is spread over the year, we took a loan out of our capital reserves to pay the premiums, rather than finance the premiums through a bank or other commercial company as we have done in past years. We will pay that loan back (to ourselves) through November of this year, saving several thousand of dollars in interest. The improvements in our financial position over the past couple of years has allowed us this flexibility.

Highlights of the January, 2021 Year to Date Financials include the following:

May 2021 Revenue	
Actual: (less assess. Income)	\$89,788.05
Budgeted:	\$33,013.34
Variance: Under Budget	\$56,774.71
May 2021 Expenses	
Actual: (Less Cap. Exp.)	\$243,063.85
Budgeted:	\$197,387.60
Variance: Over Budget	\$45,076.25

***Revenue in excess of budget**



FINANCE

2021 revenues are doing well primarily because of the seasonal nature of some of the revenue sources and the post-COVID rush to the beach:

Beach Service Revenue (\$11,104.89)
Snow Cone/ Ice Cream Income (\$2,083.35)
Guest Registration Income (\$3,411.10)
Meeting Room Income (\$1,250.00)
Interest Income (\$1,795.72)

In addition, total spending on the 2021 Capital Projects thus far was:

Parking Garage Project \$303,422.34
Lobby Enhancements \$23,360.95
Stairwell Painting Project \$49,525.00
Indoor Pool Resurfacing \$26,054.00
South Wall Stucco Repair \$1,290.00
Hurricane Repairs-Wind \$105,699.82

*The Lobby Furniture expenditures above were included in the 2020 budgeted dollars.

In Process 2021 Capital Improvements

Lobby Enhancements \$10,000
60 Glass Door Retrofits \$90,000
Balcony Closest & Unit Entry Doors \$110,000
HVAC Water Pumps & Controls \$25,000
Repair Water Main Supply \$25,000
Resurface Indoor Pool \$34,880
Pool Fencing & Gates \$6,000
Smoking Area Canopy \$5,000

Significant Budget Savings

Garage came in under budget
ServPro bill from Sally negotiated down by ~30%
Antenna contract added over \$400,000 to Capital Reserve
Insurance came in under budget

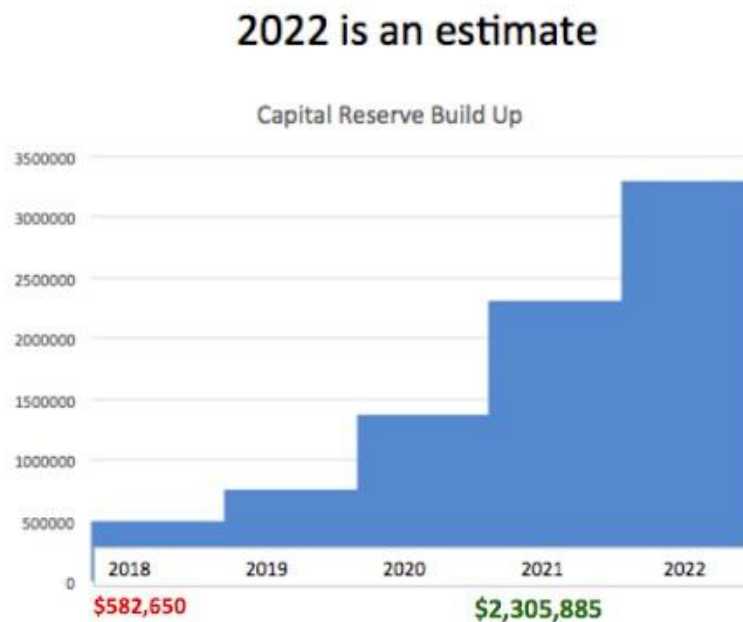
Significant Cost Challenges for 2021

South Wall Stucco Repairs
Management Company Transition
Water Events
Weather Events
Generator Repair

Future Financial Challenges

Besides the south side glass door program, the board is preparing plans for elevator upgrades, a North Lobby and atrium structural evaluation, and a South Wall Building structural integrity evaluation.

CAPITAL RESERVE STATUS



This chart shows the steady progress your HOA has made towards the 2026 goal of \$6.5M for the south side glass door replacements and/or other necessary work. (Recall that Thompson Engineering believes we have higher priority work than the sliders to address our building envelope issues properly.)

Finally, the item we owners need to be concerned with today is the Capital Assessment due in two payments on April 1 and October 1, 2021. There are still some outstanding payments for April. All owners have received notification of the assessments and should refer to those documents for amounts for your condo(s) and where to send payments.



TOWN HALL

It was a pleasure to host a Town Hall for our owner community on June 30th, via a Zoom Webinar. The HOA management team from Coastline joined the HOA Board and approximately 60 owners. Previously submitted questions were answered and live discussion provided.

Highlights of the discussion were:

1. Coastline transition
 - a. The Association front desk email is PVFD@CoastlineMgmt.net, and phone is 251-216-7100.
 - b. The Association front desk is staffed 7am – 11pm every day of the year.
 - c. The Association front desk is the place where EVERY guest must go to obtain parking passes and wristbands.
 - d. The Brett Robinson desk is still present, but provides only rental program services for those owners and guests whose rentals they manage. The BR desk is not allowed to issue parking passes or wristbands.
 2. Owners may access their owner portal on AppFolio for issuing payments, statements and requesting common area maintenance.
 3. The Association financial and accounting support is managed by Laura Stevens. Laura may be reached at LauraT@CoastlineMgmt.com, or 251 948 7183. A fuller contact list for Coastline will be posted on AppFolio.
 4. Kona Ice has provided frozen treats onsite, but they are having staffing issues post-pandemic and have not yet been able to accommodate a site at P5. We continue to work on that.
 5. The HOA board is working on revenue enhancements such as selling branded apparel and increasing revenue from our lease of the antenna space on the roof.
 6. Lobby enhancements are progressing. Some new furniture has arrived, and we are awaiting completion of the shipments. Also in late August a nationally-known artist will be onsite to paint a mural on our “Wow” wall for some great notoriety for our building!
 7. Sliding patio door full replacements are currently scheduled for 2025-2026. Meanwhile, painters are working their way through the balconies to dress up the appearance of existing doors.
 8. The HOA board is establishing a pre-placed hurricane response contractor through Coastline and their associated vendors. This will ensure the building's ability to get the right resources onsite quickly following a severe weather event.
 9. The HOA is close to getting mortgage holder approval on updating the Condo Docs from the December 2020 owner meeting. We hope to have this completed shortly.
 10. The Rules & Regulations governing parking passes have not changed in a decade, although they were not consistently applied until Coastline assumed management duties.
 11. The HOA board is planning to establish a committee of owners to investigate the most equitable way to manage parking in the long term as mentioned above.
- Watch your AppFolio portal and your email for further board/owner communication opportunities. Meanwhile, we can always be reached at phoenixvhoa@gmail.com.

ASSOCIATION MANAGEMENT TRANSITION

Coastline management has been on property since May 1st, 2021 and has made the transition go quite smoothly. The PV owners association front desk is to be staffed 7am to 11pm every day of the year. The Front desk phone is 251-216-7100. Phone calls to the Front desk after hours will be forwarded to the Coastline 24/7 emergency contact center.

The on-site Association Manager's responsibilities include administering the PV property per the PV Condo Declarations and Rules and Regulations, parking administration, access wristbands, pet tags, conference room rental, Security and Custodial Services contract management and supporting Board meetings. Ed Lipinsky is head of our facilities maintenance crew and is very familiar with all of the systems that make our building function.

Coastline has implemented several new systems to improve the HOA and make information more accessible to the owners of the HOA. The AppFolio is an online website and is available on your computer or through a mobile app. This allows you to see your account at any time, schedule dues payments, see the HOA calendar, view shared documents, and report common area maintenance issues. We encourage all owners to use the AppFolio. Coastline is very transparent and is in constant contact with the board with weekly updates from the staff. While there have been a few bumps in the road, the coastline addresses them quickly and is willing to adapt as necessary. We value the owners opinions and encourage your input of ways to further improve our building.

Parking has always been an issue and Coastline is working with our security staff to identify issues and possible solutions, they have been doing surveys of the cars in the parking lot and have identified that many cars do not have a proper parking pass. We are implementing a booting system (after sufficient warning time). While we don't want any owner or guest to have an unpleasant experience, we have to enforce the parking rules equally on behalf of all owners and to help assure that guests who follow the rules have a place to park. We believe this is the fairest solution. We welcome constructive participation on our Bylaws, Rules & Regulations Committee to help improve the system.

PHOENIX V FACILITIES UPDATE

The Phoenix V (PV) Home Owners Association (HOA) Facilities Management (FM) for our condominium property common areas is now fully transitioned to Coastline Management. Using the Coastline Owners Portal, AppFolio, all owners can report issues and concerns regarding the condominium property, and initiate work order requests. The good news is Ed Lipinsky is back as our PV Facility Manager, working for Coastline! PV Owners can contact Ed at edl@coastlinemgmt.net and 251-550-9970 for PV property maintenance issues.

WATER EVENTS POLICY

A major issue within our building is water damage that is caused to adjacent condo units that is the result of poor maintenance and negligence by other owners and their guests. This is an issue we are tracking and we will have further communications to owners shortly.

In the interim, we want to remind owners that they need to maintain their kitchens and bathrooms to make sure all fixture handles/shower heads/faucets are caulked and sealed at wall/tile penetrations, that tubs are caulked/sealed to walls/floors, that sink fixtures and drains are not leaking, and that HVAC unit drains are flushed. PV Facilities Management (Coastline) will be documenting the source PV unit owner that causes a water event, will investigate the causes and report to the HOA.

OWNER ROOF-TOP CONDENSER UNITS

PV Owners are reminded that hurricane season is here and that their roof-top AC condenser units are only as good as the maintenance they receive. Several units are rusted out, leaning badly, and are in disrepair. All PV unit owners should have their HVAC units inspected and maintained at least twice a year.



NEW POOL SECURITY GUARD

Beginning on July 2, 2021, Securitas will add a Pool Area Security Guard to monitor the PV beach Access and to check for PV wristbands. A Roving Security Guard will continue to circulate around the PV property 24 hours a day every day of the year, and a Gate Entry Control Security Guard will be in place from 7 AM to 11 PM daily.

ELEVATOR SHAFT INTERIOR WINDOW CLEANING

ServiceMaster completed the cleaning of the interior elevator shaft glass and interior/exterior elevator cab glass for two shafts in early May. The cleaning greatly improved the view from the elevators and will be an annual event going forward. The cleaning of the interior glass for the two remaining elevators will be completed in one day on a Thursday in late July. The cleaning of all PV exterior windows is scheduled for September/October, weather permitting.

SALLY RESTORATION PROJECTS CAPITAL ASSESSMENT PROJECTS

Completion of all Hurricane Sally repair projects will be accomplished in July 2021. The Splash Pad Restoration, Beach Access Walkway Repair, Elevators and Lobby windows, Parking Deck Lights, Tennis Court and Parking Lot Lights and other repair items have all been completed.

TENNIS COURTS

Repair of the tennis court fencing has been re-contracted to Zodiac Fencing after it was discovered PV's prior association management company "forgot" to issue a Purchase Order to American Tennis in March. Completion is scheduled in July, with new poles, fencing and top rail installation.

GAZEBO ROOFS

The repair of the pool area gazebo roofs has been completed as of July 2nd. The gazebo shingle roofing was replaced with royal blue metal roofing to provide a more reliable roofing system.



CAPITAL PROJECTS PROGRESS

Emergency Generator – After a storm event on June 7th, the PV emergency generator went into operation providing power to the building after a power outage. After power was restored, the generator shut down and suffered some radiator damage. Coastline was able to arrange for installation of a rental generator to cover the building emergency power need on June 8th. The generator has been thoroughly inspected and found to be in good condition, other than for needed preventive maintenance repairs that had not been identified or performed by PV's prior association management. Taylor Power has been engaged by PV to replace the generator radiator, alternator, starter, hoses, and fan belt the week of July 5th, then load test the generator, and restore the generator to full operating condition. A replacement generator is planned for 2027-2028.



BALCONY CLOSET AND UNIT ENTRY DOORS

The project to renovate balcony closet doors and steel entry doors/frames began with prep work and painting in May that continues, and will expand with door replacements in September/October. Fifty balcony closet doors will be replaced, and all the building steel doors/frames will be painted, renovated, or replaced.

GUARD SHACK REPAIR

The Front Gate Security Guard office repair was delayed due to weather, and now will begin in July. The rotting door, window and AC wood frames will be replaced, and all the exterior wood trim resealed and repainted.

PARKING

In regards to parking passes for renters, they do differ based on unit size here at PV.

What is set currently for PV:

- 1 Bedroom Unit – 1 Vehicle allotted
- 2 Bedroom Unit – 2 Vehicles allotted
- 3 Bedroom Unit – 2 Vehicles allotted
- 4 Bedroom Unit – 3 Vehicles (P5-1501 is the only 4 Bedroom)

Even though we have talked about parking issues, it's probably worth talking about it a bit more. As we have noted, PV's rules regarding parking have not changed in a decade. Although they have not been consistently applied until recently, our rules (available by clicking [here](#)) have required – and continue to require – that:

1. All vehicles on premises must display a current, authorized pass. Sec. I.A.1. Authorized passes are issued by the HOA only. All guest vehicle passes are available at the HOA desk and must be immediately displayed. Sec.I.C.3.
2. Owners are provided permanent owner passes, which must be displayed in the vehicle while on property regardless of whether the vehicle is parked in a deeded parking space or a common parking space. Sec. I.B. Note that surface tags cannot be used for privately owned garage spaces. Sec.I.B.1. Owners include the deeded Unit owner and immediate family members/significant others. Sec.I.B.6.
3. All other guests or transient users must have a guest pass for the duration of their stay, which is provided to them along with wristbands, etc. at the time of registration onsite. Sec. I.B. and C. There is a one-time service fee charged at the time of registration. Sec.I.C.1. During non-peak periods and on a space available basis, guest visitors may receive a “no charge” pass valid for one day only, expiring at 8:00 p.m. Visitors staying after 8:00 p.m. must register and pay the service fee. Sec.IC.2. Condo owners are prohibited from giving owner passes to guests who are not immediate family members/significant others. Sec.I.B.6.

Parking space owners can either choose to allow renters to use their parking spaces or not, and charge whatever they want for their units, but all guests must pay the same fee. Our letter on these issues can be reviewed [here](#).

The Board would welcome your participation in a committee to re-examine the rules and to deal with parking capacity issues. On major holiday weekends, adequate parking is a challenge, and if we do not find a way to utilize all the space we have, we may be forced to build or buy more parking spaces. If you are interested in serving on this committee, or just want to make a suggestion, please let the Board know by sending an email to: phoenixvhoa@gmail.com. The Board will select a committee from among those who apply. Thank you!



Thank You

GARAGE LITIGATION

While we are on the topic of the garage, we wanted to let you know that we have filed a lawsuit against the prior engineer and contractor for work on the garage from 2016-2019. The prior work did not properly investigate the root causes of the issues, or fix them, and was not a good use of owners' money. We are investigating whether there is an opportunity to settle these claims amicably. We will keep you posted.

LOBBY UPDATE

Furniture has started to arrive! We are very excited that we are past all of the delays due to the pandemic and that the lobbies will be decorated with all new furniture by September 1st! The owners who attend the annual meeting will be able to experience the lobby enhancement project first hand and we can't wait to hear what you think! All good things come to those who wait!

KELSEY MONTAGUE ARTWORK

Kelsey Montague is a nationally recognized artist who creates life-sized interactive murals for all to enjoy. She has a massive social media following with over 139,000 followers on Instagram alone. Kelsey and her work have been mentioned on WSJ, The New York Times, SAAM, The Hollywood Reporter, Mashable, Entertainment Weekly, Good Morning America, and Forbes, in addition to many local news stations.

Phoenix V is proud to announce that we have hired Kelsey to create a unique and one-of-a-kind interactive mural at Phoenix V for our WOW factor in the North lobby!

Kelsey and her team will be on property August 26-29th creating this amazing mural for us and we cannot wait to see all of the media attention and social media tags our building gets from this project. #PhoenixV will be incorporated into the mural and we will also be selling merchandise that has the mural on it to our owners and guests! This is of epic proportion that we were able to secure Kelsey and her team for this project and we are very proud and excited to show the owners once it is complete. Feel free to follow Kelsey on Instagram at @kelseymontagueart and check out her bio and website at <https://kelseymontagueart.com>.



Lobby Furniture Sale

The new lobby furniture is starting to arrive and we would like to give the owners the opportunity to purchase the old lobby furniture. In order to do so, you will need to email phoenixvhoo@gmail.com with the items you want to purchase. It is a first come, first serve basis. You will need to pay for the furniture at the Coastline front desk or by phone. Credit cards and checks will be accepted. You will have 2 weeks to pick up your items.



4, \$50 each



3 at \$25



3 @ \$20 each (1 missing hardware)



2 at \$50 each



4 at \$15 each



2 at \$50 each



2 in this fabric at \$50 each



2 in this fabric at \$50 each



1 at \$30 each

REVENUE ENHANCEMENT

PHOENIX V APPAREL

Your HOA Board and Revenue Enhancement Committee is pleased to announce the roll-out of our Phoenix V Apparel website:

[HTTPS://WWW2.NATIONSPRINT.COM/CLIENTS/PHOENIXV/INDEX.CGI](https://www2.nationsprint.com/clients/phoenixv/index.cgi)

Apparel sales are only via web ordering at this time; thus, the association has no associated inventory costs. Our HOA receives a commission on every sale! Flyers have been posted at the front desk with a quick access QR code so PV guests can order apparel as well. We will also be advertising on our digital information boards by the elevators. A copy of the flyer was sent to each owner's email address. Feel free to place the flyer in your rental unit as all sales benefit the owners/HOA!



**CHECK OUT THE PHOENIX V
ONLINE APPAREL STORE**

*Size options available
from XS - 4X*
some styles come in larger sizes.

**DIFFERENT LOGO & COLOR
OPTIONS FOR ALL STYLES!**

Visit www2.nationsprint.com/clients/phoenixv/
or scan the QR code to start shopping.

QUESTIONS? Contact RiverCity Print & Imaging at 501-227-5000 and mention Phoenix V.

The flyer features a family of four (mother, father, young boy, and young girl) wearing various Phoenix V apparel items. The background is a light blue and green watercolor-style design. The QR code is located in the bottom left corner, and the text is in a mix of bold blue and orange fonts.

IKE'S BEACH SERVICE

We have included this [flyer](#) regarding Ike's Beach Rentals in previous communications as well as our owner's Facebook page. As PV owners, we enjoy a discount with Ike's (chair, umbrellas, etc. rentals), just call and set up an account with Ike at: 251-948-3757. If you are planning a trip to the building, you can call ahead and reserve. In addition, Ike's has started to rent paddle boards and kayaks on our beach. The HOA receives a commission on all PV Beach rentals! Ike's also recently updated the Phoenix V Dune fencing to ensure it was "sea turtle friendly". As the fencing is open, we ask that all owners, friends, and guests of Phoenix V stay off the dunes to help preserve them!

PV ROOF LEASE

The revenue enhancement committee is also working on longer term revenue enhancements and is currently exploring several communication/technology leasing options with Neutral Path.

If you have a revenue enhancement idea, please email it to the HOA inbox!

COASTLINE'S CORNER

Employee Spotlight!

Meet your new Association Manager, Ashley Edwards. Originally from the Great Sunshine State, Ashley now calls the Alabama Gulf Coast her little piece of paradise. With 15 years experience in the vacation rental industry, she joined Coastline Management as an On-Site Association Manager. Her favorite part about the work that she does is being able to build relationships with owners while helping them keep a tidy property for their home away from home. Ashley loves knowing that people are spending time and enjoying vacationing here. In her spare time she enjoys baking, reading, and spending quality time with her family.

Email: ashleye@coastlinemgmt.net

Desk Phone: 251-216-7138

Mobile Phone: 251-550-9088

After Hours Phone: 251-948-7001 (Coastline dispatch)





Coastline Management Contact Info:

Coastline Address:

253 Professional Lane
Gulf Shores, AL 36542

Coastline Phone Number & After Hours #:

251-948-7001

Accounting Specialist - Laura Stevens

laurat@coastlinemgmt.com

Phoenix V ~ Coastline Contact Info:

Front Desk Phone Number:

251-216-7100

Front Desk Email:

pvfd@coastlinemgmt.net

Physical Address:

24400 Perdido Beach Blvd
Orange Beach, AL 36561

Mailing Address for PV:

P.O. Box 5037

Gulf Shores, AL 36547

Facilities Manager - Ed Lipinsky

edl@coastlinemgmt.net

AppFolio Updates: Association Calendar

AppFolio has recently launched an Association Calendar that can now be viewed on your Coastline Management Online Portal.

Upon logging into your Online Portal you will now see a "Calendar" tab. On the calendar you will be able to see/filter by type of events. The event types are as follows:

- **Administrative**
- **Announcements**
- **Maintenance**
- **Meetings**
- **Social Events**

The calendar is still in beta testing and they are looking to add additional features.

At this time you will only be able to see events that your Association Manager has added to your Association's Calendar; however, AppFolio is working on a feature where you will be able to add events to the calendar as well.

At this moment you will NOT receive automatic emails when an event is added, nor will you get email reminders of an upcoming event. These are all things in the works with the Calendar.

We hope you all enjoy this new feature!

Did You Know?

PASSWORD PROTECTION FOR CONDO UNIT WI-FI NETWORKS

All PV condo unit WI-FI networks should be password protected! The risk to the PV building computer network (operated by SecureVision) is at great risk from hackers due to units that do not have their unit WI-FI networks password protected. Owners who need to add a password should send their password request to SecureVision by email to sales@secvis.com. The only requirement for the password is that it is a minimum of 8 characters, any combination of letters, numbers or both. Please make sure to include your name, phone number, Phoenix V and unit number in the email to SecureVision. PV provides free WI-FI at the pool and lobbies for owners and guests to use that are firewall protected. Contact information for PV's SecureVision Account representative is: Jo Lee Usry, Account Manager/SecureVision, Inc., Phone- 251-967-4455, email jolee.usry@secvis.com

BEACH CAM

Secure Vision is in the process of removing the old 1st floor Beach Camera and is installing a new beach webcam on the roof! Stay tuned for more information on how to access it once it goes live!

ATM

The Board has secured and installed an ATM in the basement for all owners and guests to use. We hope this is a convenient way for everyone to get cash on hand!



DEDICATED PV WEBSITE

The Board is excited to announce that Phoenix V has its own dedicated website. This was a labor of love that the Board felt should be done in order to make your experience as an owner stress-free when it comes to finding out information. Unique owner logins are currently being created and as soon as they are complete, you will receive a message thru appfolio on how to view the website. A sneak peek is provided below.



CLOSING REMARKS

The new PV ship is well underway! PV belongs to each of us. The work that we have done with your help and support is bearing more fruit all the time whether your Unit is for personal enjoyment or a business venture or both. Your Board is working for the long term benefit of our owners and our building. We could not do this without your help and support. We appreciate your continued encouragement and assistance.

**THANKS AGAIN,
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