



THE RESORT

AT GULF SHORES PLANTATION

Owners' Newsletter

Updates on current events
at Gulf Shores Plantation.



Information on beaches &
events around our area.



Opportunities for owner
participation.

March 2022

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Letter from the Editor

Hello Owners,

Exciting times are on the horizon for Gulf Shores Plantation. As we approach the completion of Building 4 in the next few months, many improvements are happening on our grounds. The intent of this Owners' Newsletter is to provide improved communication and a sense of community for all of Gulf Shores Plantation Phase 1 owners. The creation of this Owners' Newsletter for owner communication and involvement is a great step towards recovery after such extenuating circumstances that we have endured together. I am excited for many owners to join together to contribute information and ideas for these Newsletters.

Together we have faced numerous challenges including, but not limited to the pandemic, devastation of our property by Hurricane Sally, multiple changes with property management, changes in security and maintenance and concerns with supply chains, work force availability and other challenges to restore our property. Together we will move forward with improved safety, strength, beauty and financial viability of our property. I look forward to continuing to help others and Gulf Shores Plantation in whatever role is decided by the Association.

Sincerely,
Stephanie Dillon
Appointed Secretary of the Board of Gulf Shores Plantation
stephanie@gulfshoresplantation.org





Letter from the President

Submitted by Wade Everett, President

Updates and Outlook

Since the January meeting, the GSP Board and Management team have been busy on a number of projects including storage units, insurance, bylaws, elections, construction, landscaping, pools, signage, and getting ready for a great season as we get all of Plantation reopened in the next 90 days. With all of this going on, the board is tasked with one mission - to maintain the viability of GSP. This primarily includes the completion of the construction as quickly as possible, remaining in budget, and obtaining insurance at a reasonable rate. The next 90 days are critical and extremely busy times. We are still on track to complete construction by June 1, but we face some challenges that require our undivided attention such as closing out the contracts, negotiating final payments, and obtaining affordable insurance.

Let's begin with some fun stuff and good news. Gulf Shores was chosen as the best beach destination to purchase a vacation beach property by travel and leisure.com https://www.travelandleisure.com/hotels-resorts/vacation-rentals/best-town-in-us-for-beach-vacation-home?utm_source=emailshare&utm_medium=email&utm_campaign=email-share-article&utm_content=20220314.





Beautification Committee Update

Landscaping - Leigh Brooks has been asked to head up the landscaping project and she is looking for volunteers to help plan and to work the renovation of GSP.

Owners,

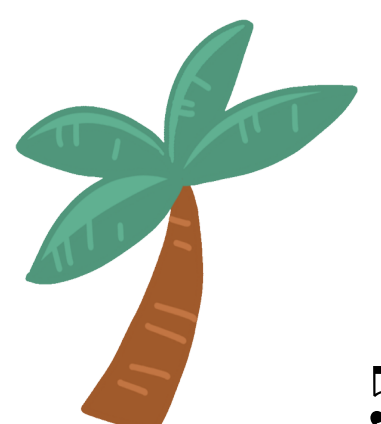
The BOD has asked me to head up the beautification committee now that the property is heading into the homestretch of being completed.

They have requested that the pool areas be addressed first, as these are used by everyone and make a huge first impression with our guests. The goals are to emphasize our green space, add some color where possible, and make it easy to maintain.

If you are interested in working on the committee, please email me at leighbrooks13@gmail.com, or call 205/541-9868. My personal preference is that we have 3-4 on the committee, and then recruit volunteers for special projects.

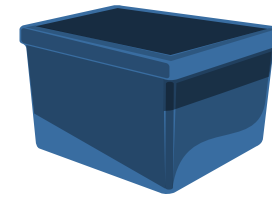
As an owner, if you have a suggestion, or some item you would like to have addressed by this committee, I'd love to hear, in writing, what that is. We all have our own ideas of what we'd like our property to look like, and this is one way to have your ideas heard. Please email me at leighbrooks13@gmail.com. I'll look forward to hearing your thoughts.

Leigh Brooks





Storage Units



We have begun the construction of the new storage units and will be dividing the Mandoki units and a couple of the extra large units in Building 2 and Building 3 to utilize the space most efficiently.

There is a plan to relocate everyone's storage unit into their building and most on the same floor as their condo (if the owner wants to move). This will take some coordination, but we will be able to accommodate everyone who is currently on the waiting list and should have a few storage units left over.

Building 4 will have a total of 10 units. The units in the East building are approximately 5x6 and the West building are 5x8.

Units in all the buildings will be priced as small or large units. Everyone who paid for a unit during the time the property was closed, will receive a credit toward this year's bill.

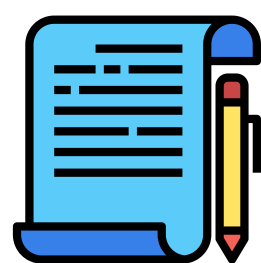
Wade will be reaching out to each owner individually to coordinate the moves or options as the units become available.



Heated Pool



Our pool underground propane tank was leaking and the cost to replace it was over \$15,000. After looking at all options, such as a new tank, solar panels, and heat pump, a decision was made to switch to a heat pump that will warm the water in the winter and cool it down in the summer. A solar blanket was also installed to help maintain the heat. Please remind your guests that no outdoor pool can be heated when the temperatures drop below 50 at night.



Owners' Newsletter



If you would like to contribute to the Owners' Newsletter by submitting recipes, birthdays, anniversaries, area events/activities, restaurants, and other ideas you would like to have included in the Owners' Newsletter, please email information to stephanie@gulfshoresplantation.org. This initial Owners' Newsletter is a building block to move forward with improved communication and owner involvement. The Board hopes to publish the Owners' Newsletter monthly. Thank you in advance for your contributions.





Insurance renewals

Many complexes have encountered 50-100% increases again this year in addition to last year's huge increases. Due to our later reopening dates, our renewal is later than most complexes. This information was given to us by our carrier and our agent in February. We immediately went to work on mitigating our exposure and working on ways to reduce our premium. The Board has been working on what it will take to make insurance affordable for GSP. The two biggest risks in wooden buildings are fire and water damage. We must make every change that we can to reduce these risks.

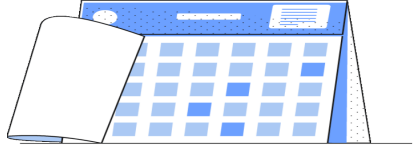
We continue to have water damage from broken pipes and we are working on a long term solution. In the meantime, the Board has approved the installation of water leak detection devices in all units. These will be paid for by the association. The windows and doors in Buildings 1-3 must be replaced as many insurance companies are excluding glass over 20 years old. The Board has been working on a plan to install the new doors and windows this fall. We are attempting to pay for these primarily out of reserves that will be available by the payment due date.

We are drafting a smoking policy that will limit smoking in the public community owned areas. It will not regulate smoking in the condo units themselves, as that is the owner's decision.

The next 90 days will be very busy as we make our property as appealing as we can to the insurance companies. We are developing a document that will be entitled GSP Safety and Insurability Program, where we will document these policies for owners.

Wade Everett
President of the Board of Gulf Shores Plantation

Please continue to check the Virtuous Portal through AppFolio and www.gulfshoresplantation.org for ongoing updates regarding Gulf Shores Plantation.



Local Events and Attractions

Events are subject to change. Please refer to website links for most up to date information. If you would like to contribute to further resources of local events and attractions to be featured in our Newsletters, please submit information to stephanie@gulfshoresplantation.org.

Local Information Sites:

<https://www.gulfshores.com/events-calendar/>

<https://www.florabama.com/annual-events/>

https://visitowa.com/?utm_source=Yext

<https://www.gulfshoresal.gov/>

<https://www.obawebsite.com>



April 28, 2022-April 30, 2022 - 13th Annual Bama Coast Cruisin

<https://bamacoastcruisin.com/>



May 12, 2022-May 14, 2022 - Gulf Coast Hot Air Balloon Festival

<https://gulfcoastballoonfestival.com/>



May 20, 2022-May 22, 2022 - The Hangout Music Festival

<https://www.hangoutmusicfest.com/>

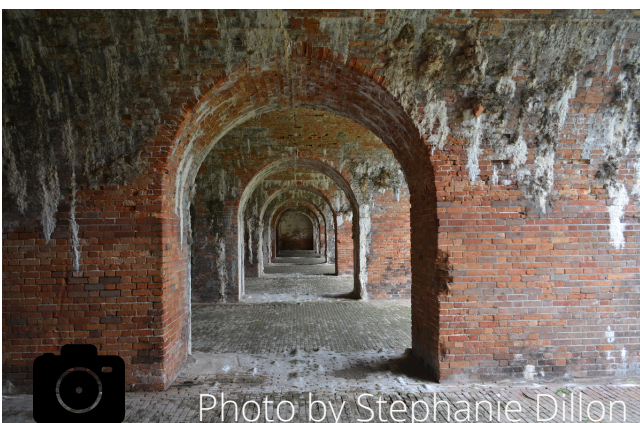


Photo by Stephanie Dillon

Each day 8AM-4:30 PM - Fort Morgan Historic Site

<http://www.fort-morgan.org/>

<https://ahc.alabama.gov/properties/ftmorgan/ftmorgan.aspx>

2022 Practice Schedule

March 22, 23*, 29, 30*

April 5, 6*, 12, 13*, 20*, 26, 27*

May 3, 4*, 5, 6, 10, 11, 17, 18

June 1, 8*, 14, 15*, 21, 22*, 23, 24, 28, 29

July 6, 7, 8, 9, 12, 13, 19, 20, 26, 27*

August 2, 23, 24*, 25, 26, 30, 31

September 7*, 13, 14, 20

October 12*, 13, 14, 18, 19*, 25, 26*

November 1, 2*, 8, 9, 10, 11, 12*

*Indicates Blue Angels Autograph Sessions

Blue Angels

<https://www.obawebsite.com/blue-angels-2021-schedule?fbclid=IwAR1C5-KlmwdmATzF6H7ivm0hphwaA5sSj6DVXB4dSSE2Qha0InM3SsICxLw>





Beach Information


Text "AL-BEACHES" to 888-777 to receive daily beach conditions via text message.
<https://www.gulfshoresal.gov/1135/Leave-Only-Footprints>



LEAVE ONLY FOOTPRINTS

We know you love our beach!
 Each of us is responsible for protecting and preserving it, and the cities of Gulf Shores and Orange Beach strive to provide a safe, clean, family-friendly environment for everyone visiting. To help you do your part, here are some tips for enjoying our coast responsibly, along with some rules, regulations and resources.

Beach Rules & Regulations
 The following are regulated by local, state or federal laws or ordinances that are enforced on our beaches. Enjoying our coastline responsibly ensures a more positive experience for you and helps ensure the safety of all our visitors and the sustainability of our natural resources.

-  Any structures or equipment left on the beach an hour after sunset will be removed and disposed of by beach patrol (except for permitted beach services).
-  Individual lodging properties and land owners may allow tents and shelters in designated areas during the day. Learn the rules for your stretch of beach.
-  **These items are not allowed on our beaches:**
 - ✗ Glass containers
 - ✗ Fireworks
 - ✗ Metal shovels or excessive digging
 - ✗ Firearms
 - ✗ Litter
 - ✗ Fires
 - ✗ Tents or structures larger than 10' X 10'
 - ✗ Pets
 - ✗ Overnight camping
 - ✗ Vehicles
-  Keep off the dunes. Staying off the dunes will help us to preserve our dune system and the habitat it provides. Use beach walkovers and boardwalks where provided.
-  Observe and obey the Beach Warning Flag System. (See right.) Double red flags mean the waters are closed for your safety.
-  Be respectful of private property beyond the bounds of your lodging property.


Call 251-968-TIDE (8433) or 251-981-SURF (7873) for current surf conditions.


Beach Warning Flag System


-  **Low Hazard**
Calm Conditions, Exercise Caution
-  **Medium Hazard**
Moderate Surf and/or Currents
-  **Dangerous Marine Life**
-  **High Hazard**
High Surf and/or Strong Currents
-  **Water Closed to the Public**

For more sustainability resources, information on updated city rules and regulations and the latest from www.cleanisland.org. Leave only footprints!

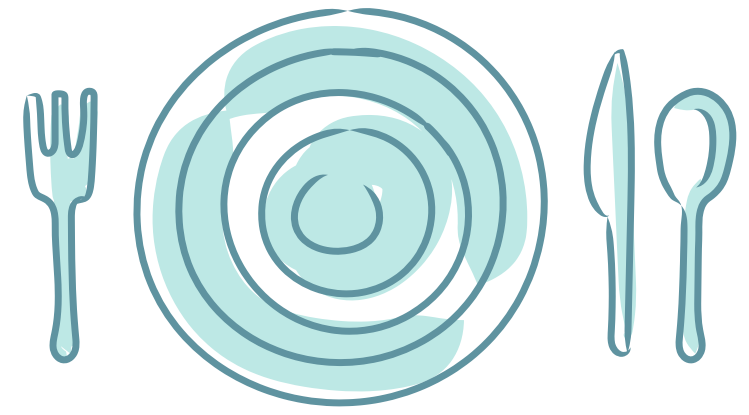
Alabama <https://www.fisheries.noaa.gov/report>

Alabama Marine Mammal Stranding Hotline 
 Phone: (877) WHALE-HELP (877-942-5343)

Alabama Sea Turtle Stranding and Salvage Network Hotline 
 Phone: (866) SEA-TURTLE (866-732-8878)

Dauphin Island Sea Lab 
 Dauphin Island, AL

Recipes



enjoy

"Pink Stuff"

A quick, simple sweet treat. Submitted by Stephanie Dillon.

Ingredients

- 2 (8 oz) containers of whipped topping, thawed
- 1 (20 oz) can crushed pineapple, undrained
- 1 (21 oz) can cherry pie filling
- 1/2 bag of mini marshmallows (you can add more if you like)
- If you like sweeter treats, add 1 (14 oz) can of sweetened condensed milk.
- Nuts optional, but I prefer chopped pecans.

Instructions

In a large mixing bowl, mix all the ingredients listed above until well blended. You can also leave pecans separate for a garnish versus adding to mixture. Refrigerate and serve cooled.



Pineapple Orange Punch

A sweet and tangy drink. Submitted by Stephanie Dillon.

Ingredients

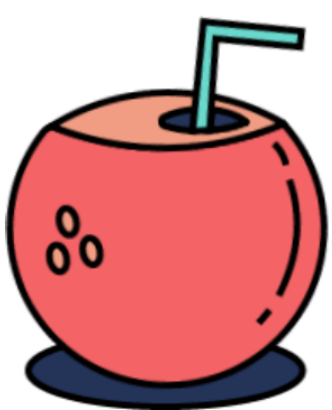
- 1 (59 fluid ounces) container of pineapple orange juice (I use Dole already mixed unless making from scratch with equal parts fresh pineapple and orange juice)
- 24 fluid ounces of ginger ale

Instructions

In a pitcher, mix the ingredients listed above until well blended. Refrigerate and serve cooled.

Additional options:

- Place 1 container of orange sherbet in a punch bowl and pour mixture above over the orange sherbet.
- Or add rum of your choice such as pineapple rum to your liking. Don't forget to garnish your glass with a slice of fresh pineapple and/or orange. Umbrellas optional as well!



If you would like to submit your favorite recipes for future Newsletters, please submit to Stephanie Dillon at stephanie@gulfshoresplantation.org. If you can, please include a picture of your recipe.