



THE RESORT

AT GULF SHORES PLANTATION

Owners' Newsletter

Updates on current events
at Gulf Shores Plantation.



Local events, attractions,
and area information.



Opportunities for owner
participation.

July 2023

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Stephanie Dillon, Secretary of the Board of
Gulf Shores Plantation Phase 1
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Letter from the Editor

Hello Owners,

Happy July and Ice Cream Month! Here are a few sweet places to go in Gulf Shores and Orange Beach:

https://www.gulfshores.com/restaurants/ice-cream/?utm_source=Facebook&utm_medium=post&utm_campaign=July_2023&fbclid=IwAR12i2MCQibPyCkSTPQ3dWUiB_WsOqdLWbqa_J7IUOVWiGiaYhLUQfZ4V1Q



Several owners have mortgage companies that are asking for Certificate of Insurance (COI). According to our HOA insurance agent, we do not have the full policy copies back yet, but owners can email their request directly to jennifer@rinehartins.com and she can provide COI's to anyone needed for their mortgages.

Please remember to share important information such as is in the Guest Guidebook with your guests for their stay. Further information continues to be added from time to time. If you have any suggestions or recommendations, please email me as below. Here is the link and the QR code that you may share with your guests if you wish: https://www.canva.com/design/DAE-LKk8T44/NjTmQIXs1EI-9U3sWRwSLA/view?utm_content=DAE-LKk8T44&utm_campaign=designshare&utm_medium=link&utm_source=publishsharelink



There continues to be ongoing improvements happening at GSP (see pages on Property Updates). Please let your guests know and ask that they pardon our mess while we improve our resort. Thank you for your ongoing feedback and your contributions regarding the Owners' Newsletters for Gulf Shores Plantation Phase 1 owners. Please email newsletter submissions on or before the 10th of each month.

Sincerely,
Stephanie Dillon
Secretary of the Board of Gulf Shores Plantation Phase 1
secretary@gspcondo.com



Pictures by Stephanie Dillon unless stated otherwise.

Please continue to check your emails, the Gulf Shores Plantation, Inc. AppFolio and www.gulfshoresplantation.org for ongoing updates regarding Gulf Shores Plantation.



2023 Tentative Dates for Quarterly Board of Directors Meetings

Please save the following dates for tentative dates for Quarterly Board of Directors Meetings:

Third Quarter:
September 16, 2023 @ 9:00 AM

Fourth Quarter:
December 2, 2023 @ 9:00 AM

Directors will try to meet on site in Meeting Room and meeting link will be emailed to owners by Property Management.

Beautification and Social Committees will try to have events after these meeting as well.



Welcome Joyce Dabbs to GSP 2023 Board of Directors



OCCUPATION

Real Estate Broker, Entrepreneur

EDUCATION

The University of Alabama, Birmingham
B.S. in Management Information Systems

EXPERIENCE

Board of Directors, Executive Women International
President - Rare Transportation - Nominated Fastest Growing Small
Business in 2018
President - Dabbs Realty
Former Boards - Cystic Fibrosis Foundation, Charity League

I think that my experience as an entrepreneur of 20+ years as well as my role on other boards will be an asset to the Board of Directors because: My focus and experience stems from 20+ years of project management, asset protection, financial literacy, risk management and logistics with a focus on efficiency. I am truly vested in assisting the Board in protecting and preserving everyone's investment in GSP.

Beautification Committee Updates

BE ROOTED IN GSP --
LET'S CONNECT & GROW TOGETHER

"COMING TOGETHER IS A BEGINNING. KEEPING TOGETHER IS PROGRESS. WORKING TOGETHER IS SUCCESS." - HENRY FORD

HELP US BEAUTIFY THE GROUNDS WHILE ALSO GETTING TO KNOW YOUR FELLOW NEIGHBORS.

FRIDAY, SEPT. 15 FROM 3-5 PM
SATURDAY, SEPT. 16 FROM 1-3 PM

PLEASE BRING A PAINTED ROCK FOR ONE OF OUR NEXT PROJECTS:
ROCK GARDEN!

SUBMIT ROCK GARDEN NAMES TO ERNIE BY 8/5 AT SMITHLIDIAN@GMAIL.COM

LEND A HAND

SIGN UP NOW!



<https://www.signupgenius.com/go/30E0C49AAA82FA75-lets1>



Information above created and designed by Kristi Kravanek.

Ernie is seeking owner participation regarding donation of an old canoe, anchor or propeller for decorations.

<https://onmilwaukee.com/articles/rock-on-fox-point>



<https://kitchenfunwithmy3sons.com/best-rock-painting-ideas/>



<https://rockpainting101.com/beach-rock-painting-ideas/>

If you have any questions, please contact Ernie Smith, Beautification Committee Chairperson at email: smithlidian@gmail.com or cell 817-975-2896.

Update from Anchor Property Management

Good news! The public Wi-Fi in the indoor amenities area is now available for owners and guests.

Public Access is:

1. **GSP Fitness Ctr Password - fitnessroom**
2. **GSP_Bld4_Indoorpool Password - pooltime**



The Building public Wi-Fi in Buildings 1-3 (**HC GSP**) password is "**plantation**". It has not been changed. Unfortunately there is a cap limit on how many can log on and it can kick people off once that capacity is reached.

Owners please remind guests to access the "**in unit Wi-Fi**" rather than public Wi-Fi **when** they are **inside the unit**. We are reaching capacity at least 3 times a day per C-Spire.

If owners are not sure of their unit Wi-Fi password, contact C Spire directly at 866-414-9090 if in Buildings 1-3 or Secure Vision directly at 251-967-4455 if in Building 4. Owners can reset those passwords directly through C Spire (Buildings 1-3) or Secure Vision (Building 4) if they need to.

Also, GSP now has a wonderful floor scrubber machine! It is being used on the walkways of Building 4 at this time and has made a huge difference! It can and will be used around the Nest pool deck and floors, as well as any carpeted areas! Thank you for the patience during this cleaning process!

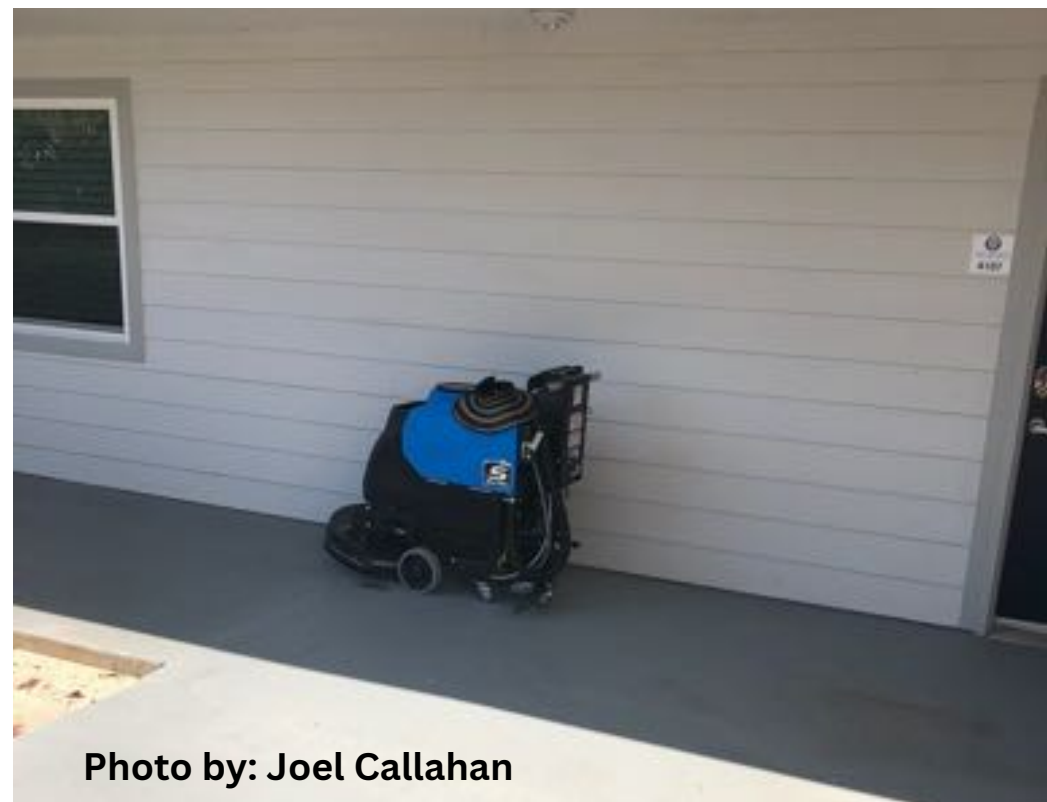


Photo by: Joel Callahan

Reminder: Who to call you have a concern or question?

All building, grounds, elevator or pool issues or concerns : Triton Management @ 251-228-4343 Option #2. Triton is onsite 7 days a week.

Billing and general questions: Anchor Management 251-228-4343 option #3



Welcome our New Triton GSP Facilities Manager, Scott McClellan! Scott comes to us from the hustle and bustle of Birmingham, Alabama. He is a Navy Veteran, with over 30 years experience in maintenance and equipment servicing. The last 13 years his focus has been in the hospitality industry for facility maintenance and repairs. If you see him about the property please do not hesitate to tell him hello and make him feel welcomed! We are certainly glad he has joined the GSP Family and we look forward to some great things happening around the property!

As always, Triton can be reached at 251-228-4343 ext. 2. His email is gspmanager@tritonmsi.com.

Information above provided by Lynn Adams with Anchor Property Management.

Property Updates

Pools: Pool gate on the East side of West pool is now operational. Beautification flower pots are back in place in West pool area! Guests are enjoying the toy bins near East and West pools.



Peak color in peak season: Many things are in bloom! Here are a few examples!



Property Updates

- GSP Surfboards have been a big hit per several owners and guests and look great with the blooms around them!

Photo by: Jodi Stanley



- **Unwanted condo items:** We are still having owners place their unwanted condo items such as **mattresses** outside typical dumpsters. **This will not get picked up this way unless someone else moves it to the appropriate place.** Please do your part and do not place condo contents outside trash dumpsters or in hallways. The appropriate place for disposal of unwanted items is in the owners' dumpster located by the Maintenance Building, consider asking neighbors if they may be interested in, or consider donating items to companies such as Big Fish Ministries, Lutheran Spirit Thrift Store or Family Promise.

Photo by: Phyllis Callahan



- **Nest Bathrooms/Changing Areas:** If anyone has any wall decor they want to donate to these areas, please contact manager@gspcondo.com and secretary@gspcondo.com.
- Thank you to who donated the palm tree decor in the Meeting Room.

Property Updates

- Work has begun on the area between the Nest and Building 2.

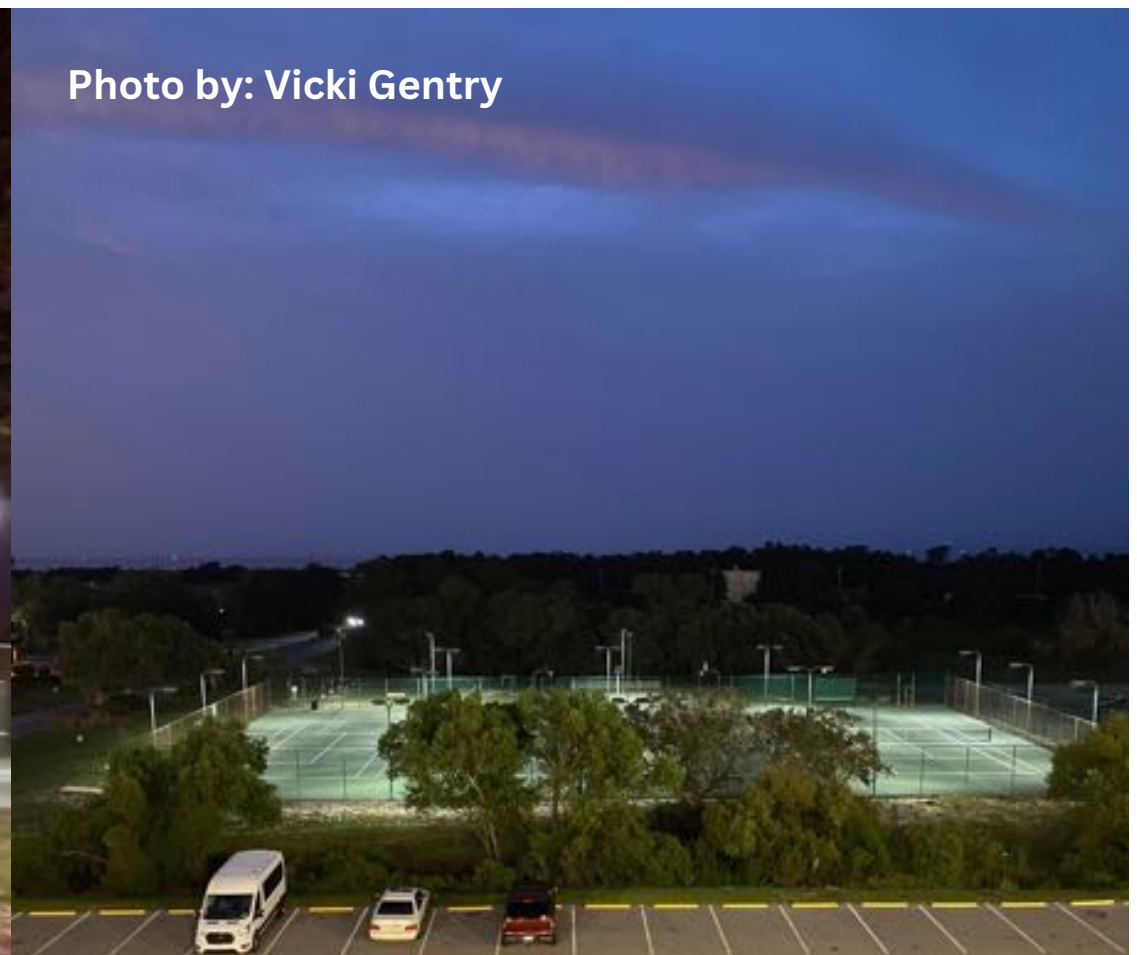


- Sports courts lights are back on!

Photo by: Phyllis Callahan

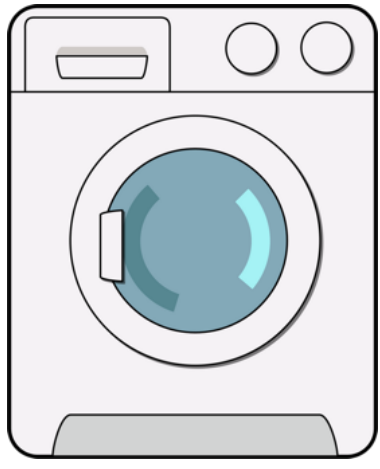


Photo by: Vicki Gentry



- **Buildings 1, 2 and 3 windows and sliding glass doors project:** A one bedroom unit and a two bedroom unit have been completed for prototypes to see what may be needed during the project. The current plan is for project to start August 14, 2023. Further communications and schedule will be provided by Triton Project Management to Buildings 1, 2 and 3 owners.





Laundry



Laundry machines have the ability to pay via quarters, credit card or app (each machine has a different number and QR code) through the system installed on the second floor of Buildings 1, 2 and 3 and in Building 4 East and Building 4 West laundry rooms. Each machine is \$2.00.

- **How to use the laundry via The Laundry BOSS app:**

- Download "The Laundry BOSS" app on your device
- Sign up on app and add credit card
- Scan appropriate washing machine or dryer QR code
- Add to basket
- Check out
- Buttons on machine you chose will light up for you to select your preferences on machine



Machine Number

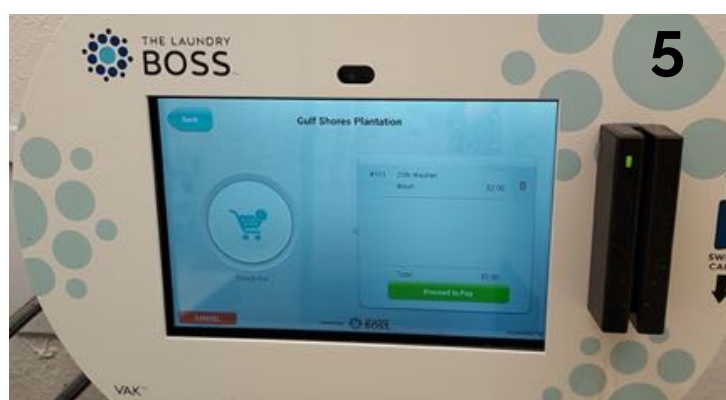
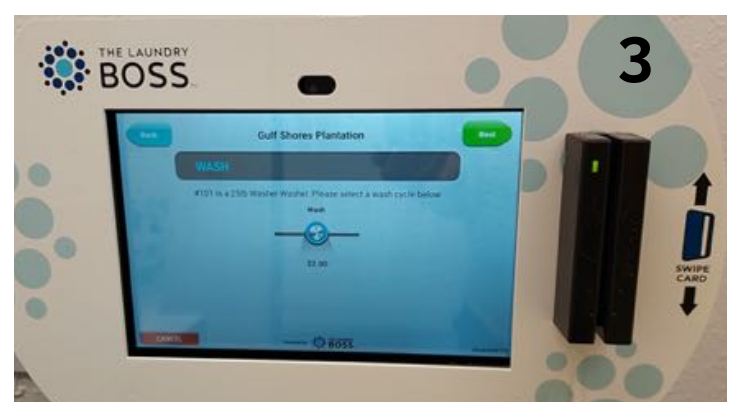
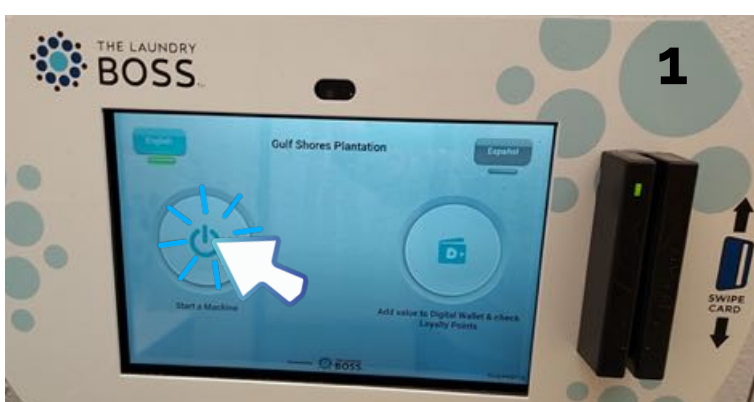


QR code

Benefit of the app is that you do not have to stand at the kiosk to complete transaction and can use your device versus carrying coins or credit card to laundry. You can also see time left on your machine in the app.

- **How to use the laundry via credit card at kiosk:**

- Press Start a Machine (left side of screen)
- Enter the machine number (on top of machine you want to use) and press next on that and next screen
- Select start another machine or check out
- Select Proceed to Pay
- Select Pay with Credit Card (there is also an option as shown in #6 below to Pay with Loyalty Points or Digital Wallet from login information from app here as well)
- Swipe card once and wait for beep and authorization





GSP Contact Information Update

The GSP Phone line - **251-228-4343** - can be used to access Security, Maintenance, Administration as well as Insurance for a Certificate for your lender (please choose Option #4).

In the event of an emergency, please dial 911 first.

To reach **Security** for parking issues, rowdy neighbors, etc. please **choose Option #1** on the GSP line. Phones are answered 24/7.

For **Triton Management - Maintenance - choose Option #2**. Phones are answered 24/7 for emergency needs. Emergency needs include water leaks, broken stairs, sprinkler leaks, laundry machine malfunctions, etc.

If you have a non-emergency maintenance need, please enter your request in AppFolio in the Work Order section.

If you have an appliance that needs repair, a stopped commode, leaking sink, please call the licensed/insured vendor of your choice or your rental company if they handle such things.

For **Anchor Property Management** - aka Administration, **choose Option #3**. Phones are answered after hours. However, if your need is not an emergency, please send a text or email with a description of your need to manager@gspcondo.com or text 251-979-3947. Admin topics include additional amenity cards needed, questions on how to access condo docs or your personal Unit Owner Ledger online, etc. Also may contact Lynn Adams at manager@gspcondo.com or Debbie Freeman at info@gspcondo.com.

Please remember to keep your contact information (i.e. phone and email address) up to date with Property Management, the Secretary of the Board of Directors and on The Gulf Shores Plantation AppFolio so that you may receive up to date information. If you have not already, please complete the Owner Information Sheet that was loaded to www.gulfshoresplantation.org and AppFolio and email to secretary@gspcondo.com and manager@gspcondo.com.

If you are not seeing accountability of property concerns being addressed, please forward your concerns to the Board of Directors as below.

Bill Shaw: president@gspcondo.com

Tami Crouse: vp@gspcondo.com


Joel Callahan: treasurer@gspcondo.com

Stephanie Dillon: secretary@gspcondo.com

Joyce Dabbs: email to be determined

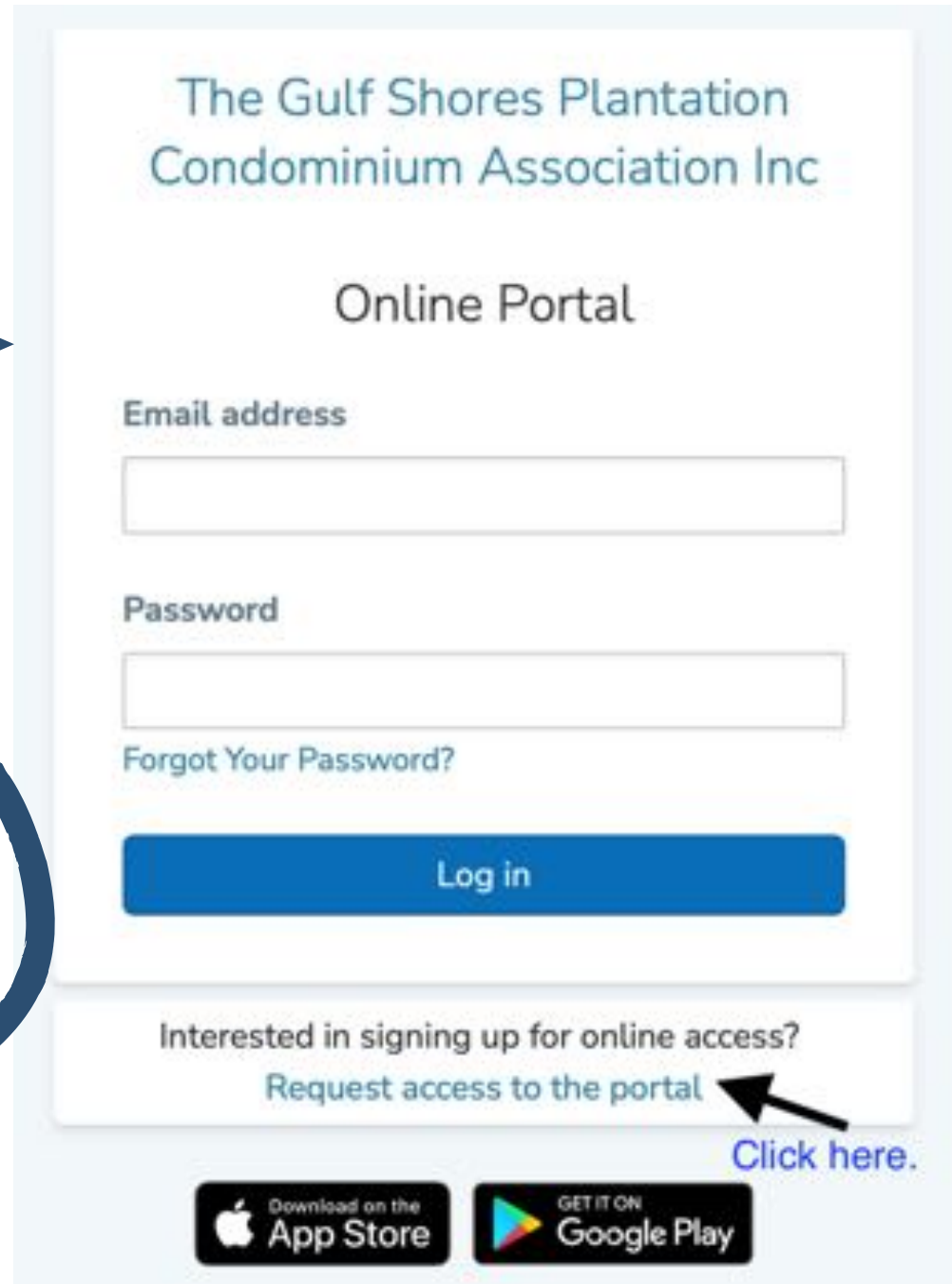
The Gulf Shores Plantation AppFolio

- Go to:
https://gulfshoresplantation.appfolio.com/connect/users/sign_in

- The screen to log into The Gulf Shores Plantation AppFolio looks like this: 

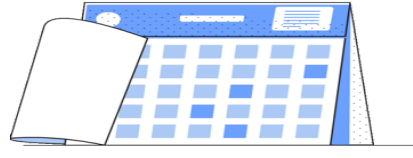
- If this is your first time logging in, click on the "Request access to the portal" section.

- Yes, there is an app for that. Look for AppFolio Portal that looks similar to this in your App Store or Google Play Store.



- Where do I find information on AppFolio? Once you have completed the sign in process and receive access to the portal through property management, you will see a column to the left that looks like this:

Home	←	The Home screen will show you your current balance for HOA dues, assessments and any other fees and is where you can set up autopay. There are also sections for upcoming events, architectural review requests and maintenance requests.
Payments	←	The Payments screen will show your current balance, scheduled payments if you have enrolled in Auto-Payment, Account Ledger and Past Payments.
Calendar	←	The Calendar screen will show calendar information input by Property Management.
Maintenance	←	The Maintenance screen is where you can request maintenance, show your current maintenance requests and show your closed maintenance requests. This section is only for common elements of the Association at this time, but as we transition will be where you can request In-Unit Maintenance as discussed at 10/10/22 Board of Directors Quarterly Meeting.
Shared Documents	←	The Shared Documents screen shows Association documents shared with you such as contracts, meeting minutes, financials, special assessment letters, BOD letters and updates, condo documents such as By-Laws, forms, insurance information, Newsletters and vendors.
Insurance	←	The Insurance screen is where you can input your insurance policy from any provider and your policy information will be sent to your property manager.
Architectural Reviews	←	The Architectural Reviews screen is where you can request change in structural addition or alteration to unit or to the Common Elements for review by the Board of Directors.
Property Details	←	The Property Details screen shows the address of your unit (400 Plantation Road, Gulf Shores, AL 36542 with your unit number), Contact Info of The Gulf Shores Plantation Condominium Association, Inc. and Renter Info where you can check if unit is occupied by a renter.
Account Profile	←	The Account Profile screen shows Contact Information, Vehicle Information, Contact Preferences, Password, Contact Preferences for payment reminders, Saved Payment Methods, Two Factor Authentication and Choose Your Language.
Help	←	If you click on Help, you are redirected to Appfolio's Homeowners Online Portal at https://www.appfolio.com/help/owner-portal which assists with further questions and concerns.



Local Events and Attractions

Events are subject to change. Please refer to website links for most up to date information. Events and attractions are at your own risk and are not affiliated with Gulf Shores Plantation Phase 1. If you would like to contribute to further resources of local events and attractions to be featured in our Newsletters, please submit information to secretary@gspcondo.com.

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>

For current surf conditions:

- ➔ Visit www.gulfshoresAL.gov.
- ➔ Call 251-968-SURF (7873).
- ➔ Text "ALBEACHES" to 888-777 to receive daily beach conditions via text message.
- For more information on beach safety, visit www.gulfshoresAL.gov/BeachSafety.

The Learning Campus at Gulf State Park- 20249A State Park Road Gulf Shores, AL 36542

Education and entertainment never stop at The Learning Campus. Whether you are interested in booking one activity or a week-long adventure, we've got you covered. Build your own wooden tic-tac-toe board during the day or take a stargazing class at night. Make your own scented soaps while sippin' on an adult beverage or learn about some local creepy crawlies in our BUG-tacular class. We've got something for everyone.

<https://learningcampusgsp.com/calendar>



The Wharf- 23101 Canal Road Orange Beach, AL 36561

See You... Here! The Wharf is designed to be you and your family's vacation oasis along the Gulf time and again. Light up your days and nights along Main Street and check out all our bonus attractions. We offer something for everyone (pups included) and are here to share with you our specially curated corner of the island. Life happens here. Let yours be a part of it.

<https://alwharf.com/visitor-info>

<https://alwharf.com/events>

<https://alwharf.com/things-to-do>

<https://alwharf.com/news/spectra-laser-light-experience>



Mobile Bay Ferry- Fort Morgan Loading Dock: 110 AL-180, Gulf Shores, AL 36542

Starting July 15th, the Mobile Bay Ferry, a beloved local attraction and practical travel link across the mouth of Mobile Bay will temporarily cease operations. The closure, expected to last until at least July 20th, is due to essential repairs being carried out at the Fort Morgan Landing. These repairs are crucial to ensure the safe docking of the ferries.

<https://www.obawebsite.com/mobile-bay-ferry-temporarily-halts-service-for-essential-repairs>

<https://mobilebayferry.com>



SHARK WEEK ACTIVITIES

<https://nationaltoday.com/shark-week/>

1. Take part...

Watch the shows, of course. As stated above (and we speak from experience), even if you never thought sharks were all that special, you'll find yourself fascinated by the wealth of information and anecdotal evidence of their amazing ways. with solid facts.



The first ever shark week was in July 1988.

2. Make a donation to save the sharks

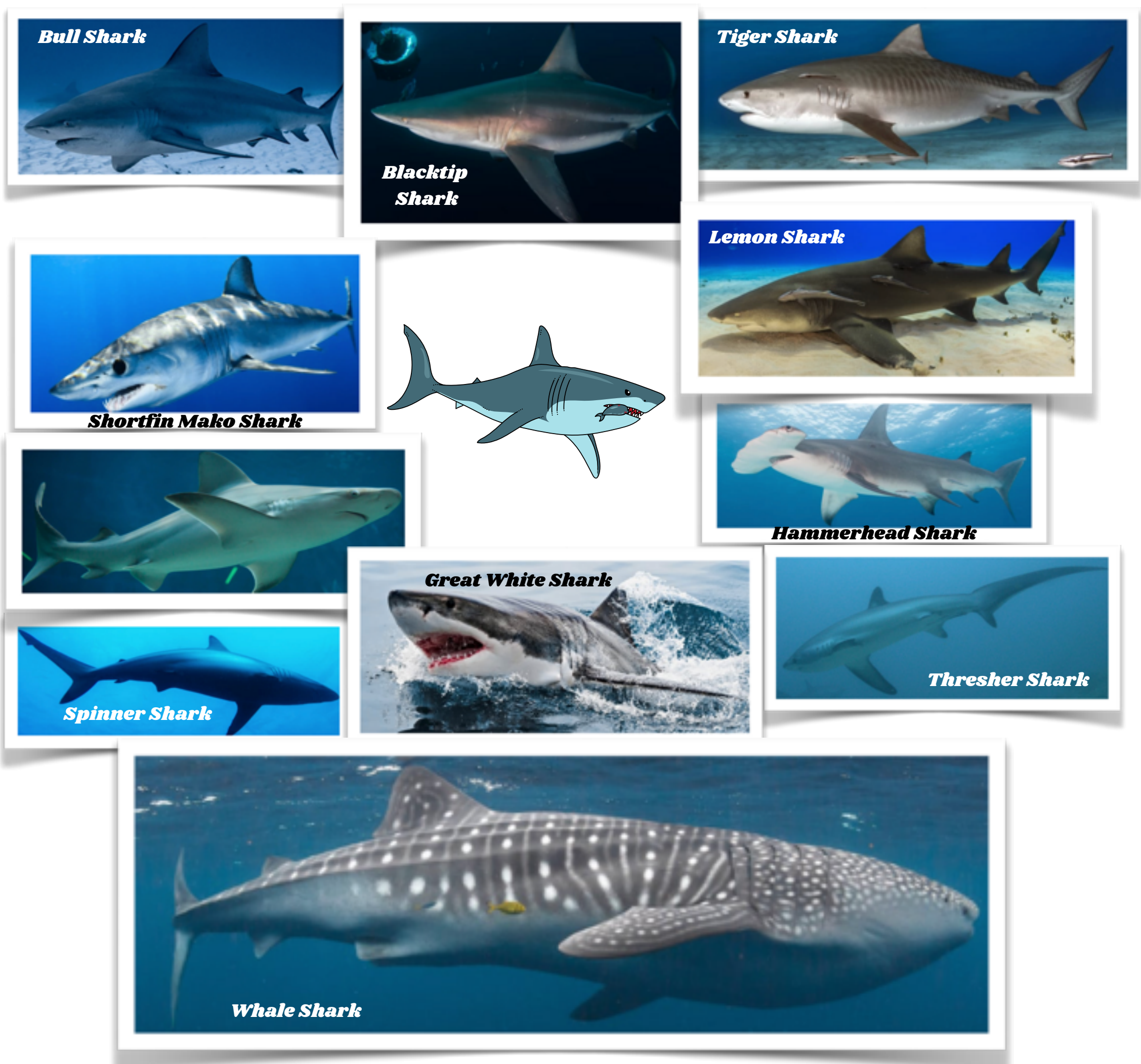
They may not be the cutest, most cuddly creatures on earth, but sharks are still an integral part of the world's ecosystem that is becoming endangered. Many organizations are trying to make a difference, from "Project AWARE" to "Predators in Peril."

3. Read up on some strictly factual shark science

According to the website "Sharksider" (and we agree), the top three books to read about sharks are "Blue Meridian" by Peter Matthiessen, "Sharks of the World" by David E. Ebert, et al., and "The Secret Life of Sharks" by Peter Klimley. You can't go wrong, armed

Here are some of the most common shark species found in the Gulf of Mexico:

<https://www.americanococeans.org/facts/sharks-in-the-gulf-of-mexico/>

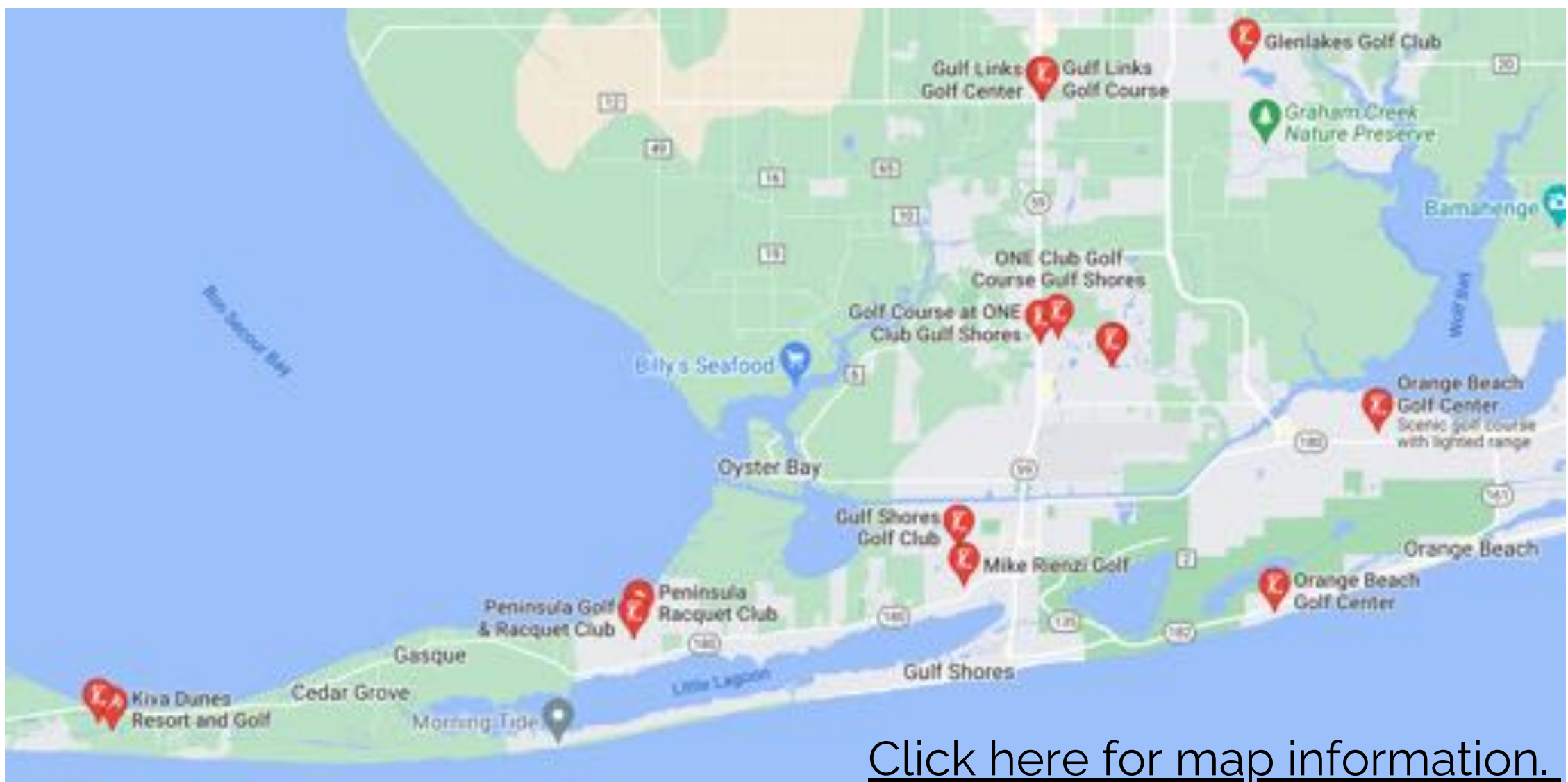


Golf near GSP



Photo by: Stephanie Dillon

- **Kiva Dunes**- <https://www.kivadunes.com/golf-at-kiva-dunes/>
- **Peninsula**- <https://peninsulagolfclub.com/golf/>
- **Gulf Shores Golf Club**- <https://www.gulfshoresgolfclub.com>
- **Craft Farms Golf Club**- <https://craftfarms.com/golf/>
- **ONE Club**- <https://oneclubgulfshores.com/golf-at-one-club/>
- **Orange Beach Golf Center**- <https://www.orangebeachal.gov/238/Golf-Center>
- **Gulf Links**- <https://gulflinksgolf.com>
- **GlenLakes Golf Club**- <https://www.glenlakesgolf.com>



[Click here for map information.](#)