



Association Newsletter #7

President's Message

The Annual Meeting of Boardwalk Caper Condominium Association, Inc. was held January 8, 2015. It was well attended with 96 condo owners in attendance or represented by proxies.

During 2014 many projects were completed: including replacement of damaged lanai screens, replacement of window rollers, repair of 49 balconies, cleaning of lanai roofs, replacement of damaged car stops, new trash containers for all transfer stations and resurfacing of pool #2. Also, after much consternation the wall was finally repaired.

During 2015 we plan to refurbish pool restrooms, resurface pool #1, install pavers at all trash stations, repair sidewalks that have settled causing personal hazards, investigate the replacement of master bedroom windows and end unit windows and prepare all buildings for exterior painting.

Board members Nancy Siegel, Bill Walsh and John Bragg were re-elected for a two year term.

Upon conclusion of annual meeting, the board met to elect officers for the fiscal year 2015. They are:

President - Fred Salerno
Vice President - John Bragg
Treasurer - Steve Owens
Secretary - Nancy Siegel

Following are a list of board members and their assigned committees for 2015. Unit owners are encouraged to contact the committee board members if they wish to help on a specific committee:

Finance Committee- Steve Owens
Building Structures Committee-John Bragg
Grounds Committee-Kay Olinger
Bulletin Board and Transfer Station Committee-Nancy Siegal
Roads and Walkways-Steve Owens
Webmaster-Ron Brooks
Pools-Tom Biddle
Pool Rest Rooms -John Bragg
Landscaping Committee-Kay Olinger
Fining Committee-Fred Salerno

Building Painting -Tom Biddle, Bill Walsh
Windows-Bill Walsh, Steve Owens
2016 Proxies/Ballots Solicitation Communication- Nancy Siegel

Our goals for 2015 are ambitious but achievable. With the dedication of board members and the help and input of unit owners, I feel confident that projects will be completed on time and within budget.

Fred Salerno
President

Pool #1

The Engineer who worked with Boardwalk Caper on the refurbishing of Pool #2 has developed the plans and specifications for the work on Pool #1. Bids have been received and are being reviewed for final selection. The work will be scheduled for late spring, 2015.

Dumpsters

Although this information was reported in our last Newsletter, it is important that we reiterate the procedures for disposing of waste materials. All transfer stations have been outfitted with new dumpsters. These areas look much neater. However, it is extremely important that unit owners take certain precautions when disposing of waste.

*Cardboard boxes and other such materials must be **broken-down** and put in the recycle bins.

*Raw waste should never be discarded in the dumpsters as this will invite rats and other vermin.

*. Large pieces of furniture, appliances, or building material should never be left inside the transfer station. Homeowners should call **239-334-1224** to dispose of large items. Large items should then be left outside the transfer station on the large gate side no earlier than the night before scheduled pick up. Pick up is free.

*Recyclable materials should be deposited in the smaller bins and not deposited in the dumpsters. Note: it is not necessary to separate materials i.e. cans and cardboard, etc. Please do not place recyclable items in plastic bags as this can cause damage to equipment at the recycling facility.

Pool Gate Latches

Safety latches for all pool entrances have been purchased. This project has been scheduled by the maintenance department and the latches will be installed shortly.

Pool Bathrooms

Bids have been received from contractors. John Bragg, Kemper Sarrett and Fred Salerno are currently reviewing the bids and will let the contract in short order. It is our intention to remodel three bathrooms as one project followed by the next three. We have specified this arrangement in order to assure on time and expeditious completion.

Pavers

Pavers have been purchased and are ready for installation. We have assigned this project to a Sentry Management maintenance person who will begin the work shortly.

Sentry Portal

Just a reminder that there is a major source of information that is available which covers many, many Boardwalk Caper topics and questions that arise on a daily basis. It is the Sentry Portal and can be found at www.sentrymgt.com.

January 21, 2015

Steve Owens, Editor-in-charge
Thomas A. Maio, Editor

Board of Directors

Fred Salerno, President
John Bragg, Vice President
Steve Owens, Treasurer
Nancy Siegel, Secretary
Tom Biddle, Director
Kemper Sarrett, Director
Bill Walsh, Director