



Association Newsletter #10

President's Message

The last meeting of the Boardwalk Caper Association was held on Thursday, April 9, 2015. At this meeting, I was pleased to report to the Board of Directors the progress that has been made on previously identified large and small projects. These include:

- Remodeling of pool restrooms
- Water valve locations, identification and repairs
- Resurfacing of Pool #1
- A new lawn service company
- Master bedroom window replacement
- Window leaks
- Front door sanding, repairs, painting and replacement
- Sidewalk replacement and repairs
- Lanai roof cleaning and re-calking
- Master bedroom window roller replacement
- Repair and painting of wall cracks

All of these projects have been assigned to committees and to outside vendors, and are underway or completed.

In addition, we have approved the revised job description of the Sentry Management maintenance person. His basic responsibilities will be maintaining the pools and surrounding areas on a daily basis. Most other repairs and replacements will be assigned to outside vendors. We intend to monitor each project to a successful completion and we will continue to identify others as the need arises.

The response to our programs by Unit Owners has been overwhelming. I want to thank the Board and all of the volunteers for their participation and assistance. Special thanks go out to John Bragg for all of his support and involvement in many of the above projects.

As we approach the end of "season", many of you will have already left Boardwalk Caper or will be leaving shortly. Rest assured that the Board will continue to address the administration, maintenance and beautification of your property.

Also, we intend to continue publishing the Newsletter during the summer months to keep you abreast of our on-going projects.

Fred Salerno
President

Pool #1

Based upon the study and recommendations of Tom Biddle, the Board approved the hiring of Custom Pool Design to work on Pool #1. This project will include the refurbishing of the pool and surrounding tile, a new shower that will conform with local regulations and a second hand rail at the entrance to the pool.

Pool Bathrooms

Permits and engineering surveys were finally obtained for the remodeling of the bathrooms at each pool. The Mauro Construction Company has been working on this project despite a delay, but now that we have the paper work completed, the project can proceed at a more rapid pace.

John Bragg and a committee of volunteer unit owners have selected tiles, colors, and other related bathroom fixtures.

Our plan is to remodel 3 bathrooms at a time; one at each pool house.

Master Bedroom Window Replacement Study

Bill Walsh and Steve Owens reported that they have developed specifications for new master bedroom replacements. They have obtained quotes from 5 companies for purchase and installation of the windows. A special owners meeting is planned for November, 2015 to approve the selection of windows and of contractors and approve the financing plan for the window replacements. Special thanks to Paul Embry (seasonal renter), Ken Gilbert (Unit 103) and John Bragg (Unit 2) for assisting Bill and Steve in this effort.

Water Main Valve Project

Kent Olinger has undertaken the project of indentifying and mapping the location of all water shut-off valves on the property. With the help of a plumbing firm, he has located some but not all of the valves that control the water for the various six packs. Some of those identified are actually inoperable and lack the necessary parts to turn them on or off. This project is so important that the Board asked Kent to obtain bids from local plumbers to assist with the continuing identification and location of valves and for the repair and replacement of existing valves that are inoperable.

Miscellaneous Projects

Mauro construction employees have been working on unit front doors that are in need of attention. In most cases, they are repairing, sanding and painting existing doors. Thus far, their approach has been successful and has saved the Association thousands of dollars. We found only one unit that required a new door.

Mike Spinney of Gulf Shore Exteriors has been addressing the replacement of broken or damaged sidewalks. Some sidewalks have been replaced but need further attention. Others have required leveling to avoid uneven walkways.

GSE has also undertaken the project of cleaning lanai roofs and replacing the old caulking with a new material that will last longer than conventional caulking. We had an opportunity to observe their work at Units 1, 2, 3 and 4. It appears that they are doing an outstanding job and in addition to pressure washing the roofs, they are cleaning the soffits that have become moldy and dirty looking over the years. The solvent they use will not harm the vegetation.

Mauro Construction has completed the identification and repair of cracks in various walls throughout the complex that have developed over the years. All that remains is the painting of these areas.

Lawn and Landscaping Service

The Board approved the contracting of Personal Touch Landscaping & Lawn Service effective May 1, 2015. We were very impressed with their formal presentation and their fee was considerably less than what we have been paying to the former contractor. Their approach to trimming and the planting of flowers was interesting. We will have more on this later as we look forward to this new relationship

Newsletter “Tip Of The Month”

It is important for unit owners to turn off individual water valves located in their shed when departing for the season in addition to the electrical switch for the hot water heater. It is anticipated that work will be forthcoming on parts of the water system that will require shutting down the entire system. To avoid clogging of faucets when reopening your unit, we suggest that after turning on the unit water valve, that you turn on the outside water faucet and run it for about 10 minutes before turning on any interior fixtures. This will also relieve the pressure that has built up in the system.

NOTE

There will not be another Board meeting until fall, unless something develops that requires immediate attention. If so a formal notice will be posted

March 17, 2015

Steve Owens, Editor
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