



Association Newsletter #4

President's Message

The next meeting of the Board of Directors is scheduled for October 9.

Since our last Newsletter, we have been aggressively addressing the agenda items previously reported. We have had great success. Details of the on-going projects are covered below. Of particular note is work that was done over the summer months by Bill Walsh and John Braggs to correct the Association's financial statements to reflect the financial responsibilities assumed from CSA. My sincere gratitude is extended to Bill and John for their effort.

Attached to this Newsletter is a letter from Sentry Management that outlines unit owner's responsibilities and specific instructions and procedures for the handling of any issues that may arise with your property. We trust that this information will be helpful.

I look forward to the forthcoming months and our return to Boardwalk Caper.

Fred Salerno

President

Wall Repair

As reported previously, there have been scheduling problems with the contractor, FCR. Sentry Management has forwarded an email from FCR committing to a start date within the next two weeks. It is our sincere hope that the project will be completed before the season begins. We intend to monitor the construction very closely to ensure that it is completed on time and on budget.

Pool#2

The refurbishment work on Pool #2 is complete and owners are enjoying the pool and the hot tub. From the attached photo, you can see the work that has been completed. Our thanks to Frank Hamm who painted the entire pool deck including the newly stucco outer edge.



Broken Balconies

The newly replaced cement on the previously reported damaged balconies has aged and painting of the new surface is all that remains. This work will be completed by September 20.

Car Stops

We continue to seek prices for car stop replacements. This is an ongoing project which will be completed in the very near future.

Sidewalk Repairs

Repairing cracked sidewalks has been an ongoing project over the summer months. Frank Hamm has been repairing the most severely damaged areas. This work will continue as time permits.

Dumpsters

Since our last Newsletter, the last of the dumpsters has been replaced leaving us in good shape for the future.

Landscaping

New replacement trees have been planted throughout the complex. Certain replacement plants did not root well. Replacements will be forthcoming shortly. Fresh cedar mulch will be laid soon. The property is well groomed and is looking beautiful. Our rainy season has helped to keep the grass green and not burned out from the hot summer sun and temperatures.

Lanai Roofs

This project is 100% complete.

Repair and Improve Pool Bathrooms

Repair and improvements of the bathrooms at the pools will be started in September and will be worked on and completed through the season.

September 15, 2014

Steve Owens, Editor in Charge

Thomas A. Maio, Editor

Board of Directors

Fred Salerno, President

John Bragg, Vice President

William Walsh, Treasurer

Nancy Siegel, Secretary

Warren Briggs, Director

Kemper Sarrett, Director

Steve Owens, Director