



Association Newsletter #11

President's Message

Since the last Boardwalk Caper Association Newsletter, I am pleased to report that we are experiencing considerable progress on projects that have been approved. These projects are:

- Remodeling of pool restrooms
- Water valve location, 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
- Power washing of all buildings

As reported previously, these projects have been assigned to committees and to outside vendors, and are underway or have been completed. They will be reported on in this Newsletter.

I am particularly pleased with the water valve identification and repair project that was spearheaded by Kent Olinger. With the assistance of an outside plumber, every main in the entire complex has been identified, repaired as needed, and noted on a plot plan for future reference and identification. It was a major undertaking that required the water to be turned off so that the pipes and valves could be repaired.

Our sincere thanks to Kent for his hard and diligent work.

Also, I want to thank Tom Biddle for his management of the Pool #1 restoration project. The pool has been refurbished and will be open soon for owner's use. Only a few minor items need to be completed.

Our next scheduled Board meeting will be in October. In the mean time, we continue to monitor and address the ongoing projects and any new issues that arise in an effort to maintain your property.

Fred Salerno
President

Pool #1

In addition to the resurfacing, and installation of new tiles around the pool, a second railing at the foot of the pool has been installed. The pool deck has been repainted. Minor adjustments need to be completed by the contractor. The pool will reopen soon.

Also, the broken light on the side of the pool has been repaired.

Pool Bathrooms

It took more time than we expected, but permits and engineering surveys were finally approved for the remodeling of the bathrooms at each pool. The Mauro Construction Company has been assigned to this project and the men's bathrooms have been completed. Currently, they are working on the women's bathrooms. We anticipate that the entire project, including some finishing touches on the men's bathrooms will be completed by the end of August.

John Bragg and his committee of volunteer unit owners selected tiles, colors, and other related bathroom fixtures which look very nice. This is a vast improvement over what was there previously.

Master Bedroom Window Replacement Study

Bill Walsh and Steve Owens developed the specifications for new master bedroom window replacements. They have surveyed five companies for purchase and installation of the windows and have received written quotes from three companies. A special owners meeting is planned for the November 2015 meeting to approve the selection of windows and a contractor, and also to approve the financing plan for the window replacements.

Water Main Valve Project

A local plumbing firm was hired to assist with the identification of all water valves that serve the various six packs, and make necessary repairs as needed. It required several weeks to finally locate the valves and then excavate around the area to inspect each valve and associated piping to determine if they required repairs. This necessitated that the water be turned off for the entire complex on different days to accommodate the work. In some cases, the sidewalks had to be removed and subsequently reinstalled.

The final results are: a plot plan that identifies each of the water valves that serve the units; all valves are in working order; installation of new piping; and the necessity to turn off the water for the entire complex when working on an individual six pack has been eliminated.

Lanai Roofs

Mike Spinney of Gulf Shore Exteriors has been cleaning lanai roofs and replacing the old caulking with a new material that will last longer than conventional caulking. We continue to observe their work, which, incidentally, has been expanded to include **all units**. Mike and his associate are doing outstanding work.

Building and Sidewalk Pressure Washing

Gulf Shore Exteriors will also complete the pressure washing of all buildings, a project they started last spring. In addition, they will pressure wash all sidewalks to complete the sanding and leveling project.

Lawn and Landscaping Service

Personal Touch Landscaping & Lawn Service became our new contractor effective May 1, 2015. Based upon our observations to date, we can report that the company and its employees are doing a fantastic job. The grass is being cut weekly and efficiently with all edges nicely trimmed.

In addition, new trees and bushes have been planted throughout the complex to replace dying plants. Palm trees have been trimmed and look beautiful.

Miscellaneous Projects

Lately, we have been inundated with rain. In the past, the areas around the trash bins would be flooded. Since the laying of new blocks leading to the gates and the resodding of the grass in the area, we can now walk to the bins without getting wet feet.

All of the raised sidewalks have been sanded and leveled, thus avoiding the possibility of an injury.

Wall cracks have been repaired. The new cement needs to be painted.

Newsletter “Tip Of The Month”

Have you noticed that the wall light fixture in the lanai is the same as the one attached to the front shed. Many of the shed lights have deteriorated over the years and cannot be replaced because they are no longer manufactured. Therefore, if you ever decide to change the fixture in your lanai, don't throw it away. Save it. You may need it in the future or perhaps your neighbor may be able to use it.

NOTE

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

July 27, 2015

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