



# Association Newsletter #6

## **President's Message**

It was with a heavy heart that we convened the November 13th meeting of the Board of Directors. As you probably already know, our dear friend, neighbor and Board member Warren Briggs passed away suddenly in October. We will certainly miss Warren's vast experience and the knowledge he contributed which he obtained as a long time unit owner and Board member.

Shortly, we will begin preparations for next year's budget. To assist in the development of the budgetary items, I asked two Board members to walk the complex with me to inspect the entire property in an effort to note the maintenance and repair requirements for the future and therefore, budget accordingly. This will include consideration of the amount of labor that will be required to execute the work and a determination of how much we can accomplish with in-house labor and how much we will need to contract outside labor. The results were quite revealing of the amount of work that needs to be accomplished in order to continue to maintain the property. Next month, I will invite the balance of the Board to make the inspection.

We are pleased to report that as of December 17, 2014, the wall has been repaired. Only cosmetic work needs to be completed such as painting, refill of soil and planting of new landscaping around the new wall area.

The annual meeting is scheduled for January 8, 2015 at 7:00 p.m. in the Community Room. I am encouraging all unit owners to attend this very important meeting.

Prior to the meeting, every unit owner will receive a packet of information that among other items will include voting materials and proxy statement. We encourage you to send your proxy to Sentry Management as soon as it is received, and we encourage you to remind your neighbors to do likewise.

On behalf of the Board of Directors, I want to wish you a very Happy Holiday season and a peaceful and prosperous New Year.

## **New Board Member**

At the November 13<sup>th</sup> meeting, Thomas Biddle, was elected to fulfill the seat previously held by Warren Briggs. Tom became a full time resident this year. Living here year around will provide him with the opportunity to oversee the rehab of Pool #1 next spring. Pam Biddle, Tom's wife, has been serving on the Landscape Committee for the past year.

## **Pool #1**

The Engineer that worked with Boardwalk Caper on the refurbishing of Pool #2 has developed the plans and specifications for the work on Pool #1. Bids are currently being solicited. We are hoping to have responses by January 15, 2015 so that a contractor can be selected, and the work scheduled for spring, 2015.

## **Broken Balconies**

The repairs to the previously reported balconies that needed repair have been completed. There are some of the repaired balconies that need additional cosmetic work which is in the process of being completed. There are eight additional balconies that need to be repaired. These repairs will be addressed after this season.

## **Car Stops**

Over 58 car stops have been replaced to date. All damaged car stops are being removed from the property.

## **Sidewalk Repairs**

Frank Hamm has been repairing many of the broken sidewalks throughout the premises. However, heaving and cracking is a continuing problem that we are addressing immediately. We are sending out for bids to remove, replace and repair the walks throughout the complex

We are also addressing the black tape around the boardwalk area. The current black strips are ineffective and continue to peel off. Alternative products are being researched as a replacement.

## **Dumpsters**

As we reported previously, all transfer stations have been outfitted with new dumpsters. These areas look much cleaner as a result. However, it is extremely important that homeowners 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.

### **Walking Stones at Dumpster Locations**

After completing the installation of new walking stones at one transfer station, it became apparent that a large quantity of stone will be required to implement the idea at all locations. These stones have now been ordered and are ready for delivery. It has also become apparent that more work may be required to level the ground in walkway areas so as to prevent flooding during rainy season. PCL has been contacted to submit a bid do this work.

### **Landscaping**

With the completion of new plantings, the trimming of trees, and the spreading of red rock throughout the grounds, all that remains is to address the replacement of three trees that were uprooting the asphalt in the area.

### **Pool Restroom**

John Bragg and Steve Owens have been assessing the extent of the work involved to remodel the men's and women's restrooms at all pool locations. The work involved is turning out to be major, and therefore will probably require utilizing an outside contractor. Bids are being let for the three rest room areas. It is our intention to remodel three restrooms at one time (one at each pool). The target date for commencing the work is January 15, 2015 with a targeted completion date of March 1, 2015.

### **Pool Gate Latches**

Soon we will be installing new gate latches on the pool gates. Many of the existing latches are broken or malfunction.

**Sentry Portal**

We have learned 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](http://www.sentrymgt.com).

December 19, 2014

Steve Owens, Editor-in-charge

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(SEE PHOTOS ATTACHED)





