



Association Newsletter #16

President's Message

The February Board meeting was held on Thursday February 25th at 9:00am. There was a quorum of Board members present. We noted the absence of Nancy Siegel and Kemper Sarrett who is recovering from a medical condition.

As a member of the Community Services Association (CSA) Board I reported that the CSA fee per unit increased from \$99 per quarter to \$120 per quarter. We had budgeted \$105 per quarter. I will strive to complete the next CSA budget prior to our budgeting cycle.

Our Association now owns the CSA golf cart that is used by our maintenance personnel.

We are attempting to allow unit owners entry into BWC's website so that you will be able to check the status of all work projects scheduled for our maintenance personnel.

The Board unanimously passed our 2016/2017 budget without comment from unit owners in attendance. I thank those owners for their support.

The next board meeting will be Thursday March 10th at 9:00am in the Community Room.

Fred Salerno
President

Buildings and Grounds

The outside wall will be power washed this year and current plans call for the wall to be painted at a future date.

The rodent problem appears to have been resolved. It is imperative that unit owners remove or contain nesting materials (i.e. rags, fertilizer etc.) in their sheds. Shortly, we will be sealing all sheds where the A/C lines enter the units with a special sealant that will also repel rodents.

Master Bedroom Window Replacement

PLEASE NOTE AND CHECK YOUR MAIL!

There will be a special meeting in late March to vote on the special assessment for the Master Bedroom windows. Proxies will be mailed to unit owners for voting to approve the special assessment for the window installation. If approved, installation would begin in October, 2016.

We need as many unit owners as possible to return their proxies and attend this meeting in order to have the necessary quorum to proceed.

Lawn and Landscaping Service

Some of our ficus plants surrounding the trash containment areas require special treatment due to infestation of white flies.

All hanging coconuts are going to be trimmed in the weeks ahead. We will require the assistance of unit owners as it relates to the parking areas and the moving of cars so as to avoid any damage. Notices will be posted as to when this will occur.

Unit Key Check

A front door key check was performed January 28, 2016 by Sentry Management. Letters have been sent to 12 unit owners. It is important that Sentry have access to units in the event of a catastrophe, be it a hurricane, tornado, water damage, power outage, and most recently, palm rat infestation. It is imperative that all locks be of the same make and character. If you purchased a new door opener with its own lock, you are in violation. Please contact Heather at Sentry Management to obtain the name of a locksmith that can rectify the situation.

Trash and Recyclables

At the annual meeting, there were questions regarding the disposal of garbage and recyclables. This subject has been covered in past Newsletters, but despite the many suggestions, there are unit owners who disregard them and make it difficult for others.

All garbage is to be contained in a plastic bag. Do not throw raw garbage in the dumpster as it will attract rodents. Also, large pieces of Styrofoam should be broken down into smaller pieces.

Do not dispose cardboard in the dumpster. It should be broken down and put in the recyclable container.

All plastic bags should be disposed of in the dumpster; otherwise it presents problems for the collection company.

Do not throw unwanted large pieces of furniture in the dumpster. Doing so takes up a lot of room. Instead, please call the waste management company for a special collection.

Please make certain that the lids of all containers are closed.

There have been many complaints about the need to clean the area around the dumpsters. This is a problem created by unit owners who seem to disregard the need to pick up after spilling items as they dispose of their garbage. It just seems that *common sense* must prevail.

Pools

We have received bids for the repair of the pool lights. Tom Biddle has reported that repairs will be accomplished in the summer season as we will be necessary to partially drain the pools.

Tom also reported that poolside damaged umbrellas have been repaired and that five need to be replaced. Seven new umbrellas are on order.

Bulletin Boards

Bulletin boards are an excellent way to communicate information. However, there are certain rules that need to be followed when posting messages. Personal messages should be posted on a 3 x 5 card, dated and removed by the poster after 30 days or after the event being promoted. By following these rules there will be room for all to get their messages advertized.

Newsletter “Tip Of the Month”

What will BWC real estate market look like in the coming year? There is a tremendous amount of information available to consumers on the real estate market here and in Lee County. It is the Board’s desire to keep you informed of market trends in the real estate market and what to expect in 2016 through published information and presentations by real estate experts.

It is wise to get more than one opinion when selling property.

And that’s our tip of the month.

February 29, 2016

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