



Association Newsletter #17

President's Message

The March Board meeting was held on Thursday March 10th at 9:00 a.m. There was a quorum of Board members present.

Throughout last year, we completed many projects, the largest one being the valve repair and relocation undertaking; and many smaller ones including lanai roof leak repairs, screen replacements, wall and sidewalk cracks, building power wash, door replacements, pool repairs, and rodent containment to mention a few. But now we are faced with two major projects that have significant importance to the unit owners of Boardwalk Caper I & II.

The first project is the master bedroom window replacement. The Window Replacement Committee researched several products and vendors and recommended Gulf Coast Builders (GCB) to install the new window. But before we can proceed with this project, there will be a vote on a special assessment for the window. Proxies will be mailed to unit owners. I urge you to return your proxy as soon as possible.

The second project involves the repair and replacement of leaking roof vents that due to age are deteriorating and causing leaks in the attic and damage to interior ceilings and walls. For further details, see "Building and Grounds: section.

As mentioned previously, the next meeting will be a special meeting on April 14, 2016 at 9:00 a.m. in the community room. I hope to see you there.

Fred Salerno
President

Quarterly Condo Fees

The quarterly condo fees approved last month are now \$1,225.00 per quarter. Payment books will be mailed to you in the next 10 days with the first payment due April 1, 2016.

PLEASE NOTE: If you use the automatic payment system, you must notify your bank of the new amount. Please do this at your earliest convenience.

Management Report

Heather Paoletta reported that the maintenance crew is checking for burned out lights on a weekly basis and taking action immediately. If you see any lights that are not operating, notify Heather.

Many of our unit gate latches are becoming inoperable due to use and age. Research has indicated that the current model is no longer available. A new white latch has been found as a replacement. The new latches will be replaced only as needed.

Building cracks and broken screens are being identified and repaired.

Buildings and Grounds

It has been brought to our attention that the wall at the north end of the complex between our property and the motel is deteriorating. This situation will require immediate attention and the wall will need to be repaired in the coming months. Sentry Management is currently seeking professional consultation as how the wall can be repaired.

To date, we have not received a sign off from the Lee County Building Inspector as it relates to the remodeled bathrooms. Apparently, the grab bars were installed incorrectly and had to be relocated. That project has been completed. But, until the Inspector returns, the notices must continue to be posted on the bulletin boards.

John Bragg reported that the roof leaks that have been reported to Sentry are being caused by deteriorated metal roof vents. Heretofore, we have been calking around the vent to avoid leaks, but the rust damage is too far and must be replaced with a rubber boot that will be affixed to the roof and prevent water intrusion.

A motion to proceed with this project was passed by the Board subject to a request from a unit owner to consider an alternate approach. This approach was investigated and considered to be too expensive. Crowther Roofing has been select to do the work.

Master Bedroom Window Replacement

PLEASE NOTE AND CHECK YOUR MAIL!

There will be a special meeting on April 14, 2016 to vote on the special assessment for the Master Bedroom windows. A letter from our attorney explaining the Florida Condo Code changes regarding impact window and door replacement will be mailed with our proxy document. 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 unit owners to return their proxies immediately. Board members will be calling on you for your proxy if not returned. We would like all proxies in hand prior to the meeting to avoid wasting time at the meeting.

Sliding Door Group Buy

Gulf Coast Builders is extending its group buy pricing until June 30, 2016 for the sliding doors in our condos and for the end unit windows in the canal side condos. There is a 10 to 12 week lead time for the sliders and windows. Installation of the sliding doors would occur starting in October 2016. Feel free to visit Gulf Coast Builders located at 10821 Sunset Plaza Circle Unit 302 Fort Myers, Florida and identify yourself as from Boardwalk Caper. This is near Zoomer's. Remember a window/door building request form is required prior to installations. Attached with this newsletter are detail window/door specifications with group buy pricing.

Lawn and Landscaping Service

As reported in the last Newsletter, all hanging coconuts will be trimmed in the next two weeks. 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.

Pools

The reported cracks in the tiles at Pool #2 will be addressed this summer simultaneously with the repairing of broken pool lights.

We have received seven new pool umbrellas that will replace the five that are damaged keeping two in reserve.

It has been noted that several pool chairs are in need of repair to replace broken plastic straps. Arrangements have been made with a local company to repair the broken chairs. If you see any chairs that have broken straps, please nest them and set them aside for pick up by the maintenance staff.

Condo Owner Request

Bill Meehan of Unit #86 is collecting furniture and clothing donations for St Columbkille Catholic Church and aluminum pull tabs for the Shriners Club. Contact Bill if you have something to donate.

Newsletter “Tip Of the Month”

Once again, questions were raised during the meeting by unit owners regarding the disposal of trash. We have covered this subject at least twice in previous Newsletters. The signs that are posted at each site adequately explain the procedures for disposal of plastic, garbage, Styrofoam, and other recyclables. If we all read the signs and used common sense, we wouldn't have this problem. Or, perhaps it's renters in which case unit owners should provide detailed instructions for them.

And that's our tip of the month.

March 12, 2016

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