



# Association Newsletter #8

## **President's Message**

The last meeting of the Boardwalk Caper Association was held on February 12, 2015.

At the meeting, I was pleased to report that many of the projects we have undertaken during the past months have been completed and that we have a plan for addressing the growing list of small and large items that require our attention. It has become obvious that this cannot be accomplished with our in-house staff. Therefore, some of the repairs and replacements need to be out sourced.

There is a project underway to locate and identify the shut-off valves that serve all units. Each six pack or four pack has a main shut-off valve. Our goal is to locate these valves, identify them and record their location. Once this project is completed, unit owners will be informed so that in the event of an individual plumbing repair, a unit owner will be able to inform his or her plumber of the valve location, thus avoiding the necessity of turning off the water for 170 units as we have done in the past.

In earlier Newsletters, I have expressed my desire to involve Board members and unit owners to assume project responsibilities. Thus far, the response has been very encouraging and I want to thank the Board members and the volunteer unit owners for giving their time and effort for the betterment of Boardwalk Caper.

Fred Salerno  
President

## **Pools**

At Pool #2, the water heater has been replaced and water temperatures should be back to normal.

Following the rehabbing of Pool #2, some of the newly installed tiles are cracking. We have contacted the contractor and he has indicated that the broken tiles will be replaced at no cost.

There have been problems with some of the underwater lights at Pools #1 and #3. These problems are being addressed and appropriate repairs are underway.

## **Pool Gate Latches**

Safety latches for all pool entrances have been installed. These new latches conform to Lee County building codes.

## **Pool Bathrooms**

Permits have been filed to remodel the bathrooms at each pool. Demolition has begun at three of the six bathrooms. To assist John Bragg during the remodeling stages, we have recruited unit owners to participate with the selection of tiles, colors, etc.

Our plan is to remodel 3 bathrooms at a time; one at each pool house.

## **Pavers**

Work is almost completed for the installation of pavers at each dumpster area. The pavers are a vast improvement over the circular pavers that had been previously installed. In addition, we attempted to improve the grade so as to avoid flooding during rainy season.

## **Grounds**

The pressure tank for the irrigation system located at Pool #3 that controls the South end of our complex has been replaced. At the same time, we replaced damaged pipes that were severely leaking as a result of the malfunctioning pressure tank.

Last year, we took temporary steps to repair some of the damaged walkways. We are now hiring an outside contractor to repair and replace damaged sidewalks.

## **Sentry Portal**

Just a reminder 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).

February 25, 2015

Steve Owens, Editor-in-charge

Thomas A. Maio, Editor

## **Board of Directors**

Fred Salerno, President

John Bragg, Vice President

Steve Owens, Treasurer

Nancy Siegel, Secretary

Tom Biddle, Director

Kemper Sarrett, Director

Bill Walsh, Director