



Association Newsletter #20

President's Message

The last meeting of the Board of Directors was held on Thursday, November 10, 2016. It was an excellent meeting and well attended by Unit owners.

I am very pleased with the number of maintenance projects that were completed during the summer months. Some were small and some were large, but they had to be addressed in order to maintain our property investments. All of these projects were covered in Newsletter #19.

The Master Bedroom Window Project, one of the largest to be undertaken at Board Walk Caper in several years, is underway. Installations of the windows are moving along very smoothly, without interference of living conditions, and to the satisfaction of unit owners. Optional sliding door and window installations are progressing equally well.

Our next challenge will be landscaping throughout the complex, including trees, grass, shrubs and floral plantings. Problems have developed with almost every category and need attention immediately. To address these situations, I have appointed a Board member to head a landscape committee consisting of four unit owners. The committee will be making presentations to the Board that will include the procurement of outside professional experts to assist in solving the problems. This will also include a review of those landscape companies that are currently providing service.

We will continue to keep you informed of any and all developments that occur as we continue our efforts to make Board Walk Caper a beautiful place to live and protect your investment.

Master Bedroom Window Replacement Project

The Master Bedroom Replacement Project is on schedule and running smoothly. The installations of the new windows started at the North end (Unit #1) of the complex early in November. It is now anticipated that units in the South end will be worked on in late December or early January.

We interviewed a unit owner after the installation of her new window and this is what she had to say: "They are beautiful. I can now close the window with one finger and it automatically locks. There was no fuss or muss during the installation." We extend

our sincere thanks and appreciation to the contractor and his crew, and to Steve Owens and Bill Walsh who are managing this project.

Installation of the optional windows and sliders ordered by unit owners at the initial offering is also underway with a separate crew of workmen. As a reminder, a second offering to buy replacement windows and sliders will be made in early 2017.

Pools

Pool#1

The heating element had recently burned out. Since then, it has been replaced and is working. The pool is open.

Pool #2

The spa at Pool #2 has been repaired and is working properly.

The cracked surface wall tiles have been replaced, but there remains a small amount of work to complete the project which should be completed very shortly.

Building Painting

The Board is continuing its study to repaint the buildings, including the wall. Repairs to cracked and damaged areas are underway and must be accomplished before the painting commences. A consultant has been selected to prepare the paint specifications that will allow the Board to solicit bids and select a contractor to do the painting.

Landscaping

As previously reported, a landscaping committee has been formed by President Salerno and is comprised of four unit owners and a Board member. The purpose of the committee is to keep the Board of Directors aware of all future landscaping plans for the community.

Replacement of badly damaged sod has been completed in two areas; however, we have been told that this will be an ongoing problem due to infestation of the soil by bugs, poor fertilization practices, and the improper use of insecticides. This is where outside experts can assist us in resolving problems.

The Board, with the assistance of the committee, is immediately addressing the problems and will develop solutions before they get worse.

Main Entrance Gates

We have learned that the CSA Board of Directors approved the replacement of the entrance gates and all associated peripheral equipment. Installation should take place very soon.

Board Walk Caper Web Site

Ms. Theresa Bragg, co-president of Caper Club recently made a presentation to the CSA Board and explained, in detail, the boardwalkcaper.org web site. She reported that presently, this site is used primarily by Board Walk Caper I & II. In an effort to disseminate information from a single location, she and Ron Brooks, web master, made an offer to open the site to ALL associations and clubs. There will be additional expenses involved in this expansion program, however, the CSA Board unanimously approved to absorb the costs.

Finally, there will be one location to post and obtain information.

Next Board Meeting

The next meeting of the Board of Directors will be December 8, 2016 at 9:00 a.m. in the Community room. We hope to see you there.

November 18, 2016

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