



Association Newsletter #9

President's Message

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

We last reported that there has been a growing list of major and minor repairs that require our attention and that we have a plan to address these issues. I am pleased to report that we have started to implement the plan and the Board of Directors is pleased with the results thus far.

Previously, we talked about the necessity of structuring a job description for our Sentry maintenance person and out sourcing work projects beyond the scope of those responsibilities. That has been accomplished and we now have specific work projects and hours for him. Other projects that are beyond the scope of the job description have been assigned to outside vendors. These include reconstruction and remodeling of the bath rooms at the pool, repair of lanai roof to prevent leaks, repair and replacement of front doors, repair or replacement of front door jambs and thresholds, replacement of rollers for the master bedroom windows, wall cracks, repainting of balconies that are showing rust, siding replacement and the replacement of certain front gate latches. I am pleased to report that all of these projects have been assigned and are being worked on.

Currently, we are working with a Professional Engineer to obtain proper signed Lee County permits for the property watershed. Also, we are in the process of determining the ownership of the maintenance shed and the surrounding land.

Once again, I want to emphasize how pleased I am with the support and personal involvement of members of the Board and volunteer unit owners. They deserve our sincere thanks and appreciation.

Fred Salerno
President

Pools

The cracked tiles at Pool #2 have been replaced, with the exception of those tiles that designate the water depth. They will be installed early in the week of March 16.

A new water pump at Pool #3 was installed.

We are still attempting to obtain bids for the refurbishing of Pool #1. We have contacted three companies, but to date, only one company, the builder of Pool #1 and Pool #2, has responded. This is still a priority on our list.

Pool Bathrooms

As previously reported, permits have been filed to remodel the bathrooms at each pool. Although demolition has begun at three of the six bathrooms, the project had been temporarily delayed due to certain requirements of Lee County that include an engineering survey. However, John Bragg has obtained the necessary documentation and the project will move forward. The Mauro Construction Company will undertake this work.

John Bragg and a committee of volunteer unit owners have selected tiles, colors, and other related bathroom fixtures.

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

Pavers

Work has been completed on the installation of pavers at each dumpster area. The pavers are a vast improvement over the circular pavers that had been previously installed. Once installed, there was unexpected settlement of some of the pavers and some cracked as they settled. To correct this situation, we are improving the grade around the pavers with sod and soil to even out the terrain and to avoid flooding during rainy season.

Master Bedroom Window Replacement Study

Bill Walsh and Steve Owens reported that they have developed specifications for new master bedroom replacements. The next step is to obtain quotes for purchase and installation the windows. This step is underway. Once they have all of the details put together, a presentation will be made to the Board for subsequent action.

Signage

Sentry Management has ordered new signage for each of the dumpster areas, In addition, new "Do Not Enter" signs have been ordered to replace the existing faded ones on the outside walls.

Shut-off Valve Project

Kent Olinger has undertaken the project of indentifying and mapping the location of all shut-off valves on the property. He has found some but not all of the valves that control the water for the various six packs. Some of those identified are actually inoperable and lack the necessary parts to turn them on or off. This project is so important that the Board has requested bids from local plumbers to assist on this project.

Unit Water Shut-off

It is important for unit owners to turn off individual water valves located in their shed when departing for the season as well as the switch for the hot water heater. It is anticipated that work will be forthcoming on parts of the water system that will require shutting down the entire system. To avoid clogging of faucets when reopening your unit, we suggest that after turning on the unit water valve, you turn on the outside water faucet and run it for about 10 minutes before turning on any interior fixtures.

Sentry Portal

Another 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.

March 18, 2015

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