



# Association Newsletter

## **President's Message**

Welcome to the first issue of the Boardwalk Caper Condominium Association's newsletter. This newsletter is intended to keep all unit owners informed of the projects, events and happenings on a current basis that are underway to improve, repair and enhance our property. It is my aim to publish this newsletter immediately after each board meeting, monthly during season and as situations arise during the balance of the year. The newsletter will be disseminated by email to all owners who have submitted their addresses and on the BWC web site for others.

My goal is to keep all unit owners apprised of the administration and management of one of our most important assets: our home.

**Fred Salerno**  
**President**

## **Broken Balconies**

Over the years, some balconies have been deteriorating to a point where they require immediate attention. We have identified 48 units that are in need of repair. The repair involves removing the broken surface concrete, freeing the existing rebar of any attached concrete, applying an epoxy to the rebar to prevent rust and then spreading up to 1/2 -3/4 inches of a special concrete mixture to cap off the surface.

This project will be undertaken during the summer months.

## **Replacement of Lanai Screens**

A property inspection revealed that there are 169 torn or badly damaged lanai screen panels through out the property that need to be replaced. Only those screens that are cut, damaged or torn will be replaced.

This project is currently underway and should be completed in the next three months.

## **Replacement of Window Rollers in Master Bedroom**

The Florida elements have taken their toll on the master bedroom windows making opening and closing very difficult. Replacement rollers for certain of the units, mainly, #89-170 have been located and purchased and are currently being installed. At present, rollers for Units #1-88 are not replaceable, however, a study is underway to find suitable substitute rollers.

This will be an on-going project.

### **Replacement of Broken Car Stops**

We have identified 43 car stops in the parking areas that are broken and they will be replaced during the summer months.

### **Cleaning of Lanai Roofs**

As time passes, many of the nails and screws that hold the roof in place have been rusting, leaving a brown stain on the lanai roofs. Our maintenance person, Frank Hamm, has located a cleaner that will remove the rust without doing damage to the caulking in the seams. He is also using a new type of caulking that doesn't dry out from the heat and he will use this caulk to repair seams as needed during the cleaning process.

This is an on-going project that will be accomplished during the summer months.

### **Repair Pool #2**

The fiberglass coating at Pool #2 has been delaminating for some time. The entire surface of the pool must be ground down and resurfaced with a new coating. In addition, tiles will be replaced, stairs and ladders will be brought up to code and areas around the pool will be repainted as necessary. This project is similar to what was done at Pool #3 last summer.

Currently, Warren Briggs and Sentry Management are soliciting bids to accomplish the project. Work will be started as soon as possible in hopes of a completion prior to the rainy season.

### **Repair and Improve Pool Bathrooms at Pool #2**

We continue to work on improving the bathrooms at all the pools which are sadly in need of repair. This, too, is an ongoing project and we will keep you informed of its progress through out the year.

An attempt is being made to obtain Health Department approval for a family bathroom at each pool instead of the current two, thus reducing costs and maintenance upkeep.

### **Important Telephone Numbers and Contacts**

Many of you have either left or will be returning to your homes up North. We realize that there are occasions, when you need to contact a person or persons for information and assistance. Listed below are some, but not all, significant contacts and telephone numbers:

Fred Salerno 260-433-6650

Heather Paoletta 239 277-0112 ext 36 hpaoletta@sentrymgt.com

Sentry Management 239-277-0112

Bug Free 888-799-2847

Bruce Smith, Dock Master 239-823-2061

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