



Association Newsletter #2

President's Message

The last board meeting was held on May 8, 2014. I am pleased to report that the board addressed all agenda items in a positive way and took action on items including the wall, pool restoration, landscaping, car stops, window replacement, sidewalk repairs, pool restrooms and balconies. Board members provided constructive suggestions for meeting the immediate goals of repair and restoration of our property for which I am deeply grateful. During the summer months, our staff and management will be working on projects to keep Boardwalk Caper beautiful and a great place to live.

As we look forward, I would like to see the development and implementation of a three year plan that would address maintenance and repairs and general enhancements of our entire association property. Such a plan will allow us to budget, schedule and contract for continuing projects that will preserve and improve the integrity of our property.

I am also pleased with the reception of the Newsletter. We have received many positive comments from our unit owners. We will continue to publish the Newsletter throughout the year.

On behalf of the board of directors, we wish you a very happy and healthy summer and look forward to your return in fall.

**Fred Salerno
President**

Broken Balconies

Repair of broken balconies has begun with a test at Unit #154 which was determined to be in the worst condition. This project has been completed. Next, we will select a second balcony for repair that is in fair condition. This will give the board an idea of the amount of work and the cost to complete the remaining 47 units. The project is preliminarily estimated to cost about \$25,000.



Before



After

Replacement of Lanai Screens

To date, 80% of the 169 torn or badly damaged screens have been replaced. The project is underway and on budget.

Replacement of Window Rollers In Master Bedroom

As reported last month, master bedroom window roller replacements are not available for Units #1-88. Discussions are being held with several machine shops in the area to determine the feasibility of producing custom made rollers.

President Salerno has asked Bill Walsh to study the wording of our condominium documents which state that if a unit owner were to personally replace a window in accordance with the association's standards, the unit owner would be held to an assessment if and when the association was to replace all master bedroom windows at one time. The contemplated wording change would be "not be held". We will have more on this at a later date.

Replacement of Broken Car Stops

The replacement of 43 broken car stops has not started but replacements will be made during the summer months.

Cleaning of Lanai Roofs

The cleaning and caulking of lanai roofs is underway with several units having been successfully cleaned and caulked. This is a continuing project and will be worked on during the summer months.

Repair Pool #2

Bids for the repair of Pool #2 have been submitted and we should have an approved contractor and a start date for the project by early June. Completion is scheduled for fall.

Repair and Improve Pool Bathrooms at Pools

Health Department regulations and state statutes that govern our pools prevent family bathrooms as discussed in last month's Newsletter. However, Sentry Management is continuing their study of the regulations along with Health Department representatives to determine if there is any possibility of moving forward. Once again, one family bathroom at each pool would result in considerable savings over time.

Wall Repair

Due to a misunderstanding with the contractor, the wall segment replacement was not started this month. The project is, however, back on schedule with a local contractor. A chain link fence has been installed on both sides of the damaged wall for safety purposes. Installation of the new wall segment is planned for completion in June.

Outdoor Lighting

Outdoor lights within the complex have been put on solar sensors which will automatically turn the lights on and off. No longer will it be necessary to make adjustments for power outages and seasonal time changes.

Sidewalk Repairs

We have identified 34 cracked sidewalks in the complex that must be lifted ½ inch or more. We are currently getting estimates for this work. In the mean time, we will apply a warning tape on these areas in order to minimize the risk of injury.

Landscaping

A contract with PCL, our landscapers, was approved by the board for 2014. Currently, we are in the process of replacing many overgrown shrubs and trees in the courtyards. There are two areas where new sod will be planted and certain trees are scheduled for removal. It has been reported that walking steps leading to the dumpsters are sinking and are therefore unsafe. This will be investigated by the Landscape Committee.

Dumpsters

Advanced Disposal has started a dumpster replacement program to get rid of the old, damaged dumpsters. Thus far three dumpsters have been replaced and two more are scheduled for replacement in the next 2-3 weeks.

Boardwalk Caper Web Site

Ron Brooks, web master of the official Boardwalk Caper URL will be posting the Newsletter on our association's web site along with other important information about BWCA activities.

The web site is <http://www.boardwalkcaper.org>

5/12/2014