



Association Newsletter #3

President's Message

The last board meeting was held on June 14, 2014. I am pleased to report that the board continues to address all agenda items in a positive way and it is continuing to take immediate action including the wall, pool restoration, landscaping, car stops, window replacement, sidewalk repairs, pool restrooms and balconies.

Some of the projects did not start as scheduled due to various reasons that were beyond our control. However, I have informed the Management Company that we will require specific start and completions dates for all future contracts with outside vendors. Also, on large projects, I would like to see Unit Owners involved in overseeing the work of the contractors.

I have been working on 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 and will encourage the participation of Unit Owners in such undertakings.

The response to our Newsletters has been very well received by Association members. At this time, I would like to acknowledge with thanks, Steve Owens and Tom Maio for their writing, editing and publishing information that will keep you in the forefront of the happenings at Board Walk Caper.

**Fred Salerno
President**

Broken Balconies

Ten more balconies are in the process of being repaired. The damage is worse than originally expected due to water seepage and rusting of the rebar. Despite the additional work, the cost to repair estimates will not change. It will be necessary to seal all cement finishes in the future to prevent water seepage. The current plan is to repair 50 balconies per year.

Replacement of Lanai Screens

All damaged or torn lanai screens have been replaced. Once again, this project covered only those screens that were torn or damaged. Perhaps at some date in the future, we will replace the balance of the screens.

Replacement of Windows In Master Bedroom

We have reviewed 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. To change this wording, would require an amendment to the documents requiring a vote of 2/3rds of the unit owners. We will continue to follow this issue and if an amendment is deemed necessary, we would plan to propose such an amendment at the time of next season's annual meeting.

Replacement of Broken Car Stops

The replacement of 43 broken car stops has not started but replacements will be made during the summer months. In the mean time, we are in the process of obtaining bids. Costs are anticipated to be \$49-\$82 per stop.

Cleaning of Lanai Roofs

The cleaning and caulking of lanai roofs is underway. Currently, 50% of the roofs that have been identified for cleaning have been completed. Below are pictures of the before and after the outstanding work by Frank Hamm. This is a continuing project and will be worked on during the summer months.



Repair Pool #2

Bids for the repair of Pool #2 are being resubmitted and we should have an approved contractor and a start date very shortly. There seems to be a problem with water leakage at this pool which must be remedied before construction can begin. Completion is scheduled for fall.

Repair and Improve Pool Bathrooms at Pools

We have contacted the various health agencies regarding family bathrooms. Due to stringent regulations pertaining to pool rest rooms, it will not be possible to have just one family bathroom at each pool, therefore, we are requesting bids from contractors to repair the men's and women's bathrooms at pools #1 and #2 and the women's bathroom at pool #3.

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 and construction should be started very shortly. We are asking the contractor to provide time lines for starting and finishing the project. Once started, the project will be closely monitored to ensure that the work in on schedule and on budget.

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 have repaired those walks that are in dire need of repair, and warning tape has been applied on the remaining areas. The management company will be seeking bids to do the necessary repairs.

Landscaping

PCL, with the help of the Landscape Committee has identified and removed several trees from the complex. New trees are being planted to replace them. Flowers have been planted alongside the gates on San Carlos Blvd. which will help to beautify the area.

Dumpsters

Advanced Disposal has started a dumpster replacement program to get rid of the old, damaged dumpsters. Thus far, all but one dumpster has been replaced. It is scheduled for replacement in the next 2-3 weeks.

General Cleaning

As part of our general maintenance program, all pool furniture, mailboxes and sidewalks have been cleaned.

Pool Signage

A project is underway to replace the outdated signs with new ones that must include verbiage consistent with and required by Health Department regulations.

Board Walk Caper Web Site

For more information regarding BWC, see the official web site at <http://www.boardwalkcaper.org>

6/18/2014