



Association Newsletter #18

President's Message

The April Board meeting was held on Thursday April 14, at 9:00 a.m. There was a quorum of Board members present.

There were actually two meetings conducted. The first session was a Special Meeting of owners for the purpose of voting on a Membership Resolution regarding Replacement of Windows and Related Special Assessment in the amount of \$1,935.00 per unit payable in one installment due on August 1, 2016.

I am pleased to report that the resolution was passed with 75% of the responding unit owners voting in favor. On behalf of the Board and myself, I want to thank all unit owners for their participation, in person and by proxy, on this very important matter.

The second session was our monthly meeting during which we discussed the many projects that are scheduled for this summer which will be discussed in detail below.

This was the last meeting until next October 13, 2016. Many unit owners will be returning to their homes elsewhere. We wish you a safe journey. Have a wonderful summer. We look forward to your return in fall.

Fred Salerno
President

Quarterly Condo Fees

We would like to remind you that the quarterly condo fees are now \$1,225.00 per quarter. Payment books were recently mailed to you with the first payment due April 1, 2016.

PLEASE NOTE: If you use the automatic payment system, you must notify your bank of the new amount. Please do this at your earliest convenience.

Buildings and Grounds

There are several projects scheduled for this summer. Following is a list of those projects:

*Sealing of lanai roofs with the new materials will be completed

- *Bids will be obtained to paint the exterior of all buildings.
- *Screens will be inspected and repaired as needed.
- *Car port posts will be repaired as needed.
- *Broken pool lights will be replaced.
- *All car stops will be inspected and repaired or replaced as needed.
- *The cupolas on pool #1 and #3 bath houses will be replaced.
- *Plant beds throughout the premises will be addressed.
- *A search will be conducted to ascertain if there is a window cleaning company.

Master Bedroom Window Replacement

The master bedroom window replacement and special assessment was passed by an overwhelming majority of 75% of the responding unit owners. Special invoices will be mailed out shortly for the assessment of \$1,935.00 due by AUGUST 1, 2016. We will be contracting with Gulf Coast Builders in the next few weeks. GCB will be conducting window measurements in the next few weeks prior to ordering the windows. We will notify you of the schedule for the window measurements. If you are not in residence, they will be made from the outside. We are still working on a plan for the actual installations which will begin in October 2016. The windows will be installed in building order for permitting reasons. Also, we will have to plan for consistent installations to allow for worker efficiencies and placement of the onsite dumpster. We will try to accommodate everyone's schedule as best as we can. A notice of the schedule will be posted as we proceed.

Sliding Door and Side Window Group Buy

Gulf Coast Builders is extending its group buy pricing until JULY 1, 2016 for the sliding doors in our condos and for the end unit windows in the canal side condos. There is a 10 to 12 week lead time for the sliders and windows. Installation of the sliding doors would occur starting in October 2016. Feel free to visit Gulf Coast Builders located at 10821 Sunset Plaza Circle, Unit 302, Ft Myers, Florida and identify yourself as from Boardwalk Caper. This is near Zoomers. The GCB staff is very knowledgeable about our particular windows and doors and they are very helpful and accommodating.

A BWC window/door building request form is required prior to installations. Forms are available on the BWC web site.

Lawn and Landscaping

We are currently in discussion with our existing landscape company regarding their on-going services. In addition, we are meeting with other landscapers to compare the services that are available.

Recently, our entire irrigation system was inspected. Repairs are being made to insure that the system is in good working condition for the anticipated hot summer weather.

Building Painting

Sherwin Williams completed a study of the paint of our buildings and pointed out that the paint is chalking very badly. The buildings must be repainted. The color will be white. Prior to repainting, the buildings must be completely power washed.

We will report more on this project as the details develop.

Pools

The reported cracks in the tiles at Pool #2 will be addressed in May, 2016 simultaneously with the repairing of broken pool lights.

Five damaged pool umbrellas were replaced.

Roof Leaks

Crowther Roofing is completing the project of replacing the metal roof vents with a rubber boot. This will eliminate roof leaks that originated from this source. However, we urge you to continue to check your units for any water intrusion.

CSA

CSA has the following projects scheduled for this summer:

- *Replacement of the sea wall in the basin
- *A surface water project to insure that all drains are open and flowing properly.
- *The condition of the sports courts will be discussed at the next meeting.

Newsletter “Tip Of the Month”

It has been my pleasure to serve as Editor of the BWC Newsletter and report information and project activities after every meeting. As a 20+ year owner, I can honestly say that in

the last year, the board has been addressing the maintenance and repair issues of our property on a current and timely basis. The many problems they have addressed and rectified enure to our benefit as they protect our investment and make BWC a beautiful place to live.

And so, our tip of the month is for all of us to say thank you to President Salerno and his board of directors. Next time you see a board member, don't hesitate to stop and say "thank you" or send an email expressing your appreciation. After all, they deserve it.

And that's our tip of the month.

April 20, 2016

Steve Owens, Publisher
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