



# Association Newsletter #19

## President's Message

It's fall again and unit owners are returning to Boardwalk Caper for the season. We are pleased to welcome you back.

Upon your return, we hope that you will recognize some of the many changes to the complex that have taken place over the summer months. The projects that were undertaken were many and varied. Some were big in nature and some were minor, but in all, they were intended to keep Boardwalk Caper beautiful and to protect your investment.

I want to thank Tom Biddle, John Bragg, Heather Paoletta of Sentry Management, and Mike Spinney of GulfShore Exteriors for their dedicated and continuing efforts in all of these work efforts.

The Master Bedroom Replacement project is underway. This will be a major undertaking by the Association. I am confident that Steve Owens and Bill Walsh have everything under control and will work with unit owners to minimize any inconvenience.

Once again, welcome back. Have a wonderful time while you are here.

## Master Bedroom Window Replacement Project

The Master Bedroom Replacement Project is on schedule to begin November 2. The installation of the new windows will commence at the North end (Unit #1) of the complex. The decision to start at the North end was decided democratically by five participating Board members by flipping a coin.

A trailer with replacement windows and a dumpster for the discarded windows were delivered on October 28, and are situated at the North end. The trailer will remain in place for the duration of the Project. The dumpster will be moved as required by the contractor.

Installation of the optional windows and sliders ordered by unit owners at the initial offering will commence a week later with a separate crew of workmen. A second offering to buy replacement units will be made in early 2017.

## Projects Completed During The Summer Months

There were a large number of projects completed by maintenance staff during the summer months. Following are bullet points describing what was accomplished.

- \*The fence at the North end was pressure washed and a sealant was applied to both sides. The sealant will effectively extend the life of the wall.
- \*Throughout the area, buckled sidewalks were ground down in order to avoid a trip hazard.
- \*All sidewalks were pressure washed.
- \*The maintenance shed was thoroughly cleaned and organized for efficient storage of materials and equipment and for availability of work space. Years of accumulation had to be discarded.
- \*The fence around the maintenance shed was replaced with a new white fence and the undesirable items stored between the fence and the shed were removed. This was a major eyesore to anyone who drove into the complex.
- \*A large number of the car stops were painted and renumbered. It should be noted, however, that this will be an ongoing project as it was impossible to paint all of the stops due to some unit owners who leave their cars parked for the summer and therefore, the maintenance persons were unable to do their work.
- \*Fresh red rock was spread around all of the drains in the courtyards and new mulch was placed around plants inside the wall.
- \*The inside of the wall was power washed to remove all dirt, grim and tar from the palm trees.
- \*The lanai roof sealing project was completed. All 170 roofs were sealed and in some cases resealed.
- \*The mechanical gates and the entrance gates were showing rust and peeling paint. They were brushed to remove the old paint and repainted. They look significantly better.
- \*Because of bird droppings and tree sap, the boardwalk had to be pressure washed two times this summer.
- \*All low voltage lights were repaired or upgraded throughout the complex.
- \* A major drainage problem in front of Unit #60 was resolved by unclogging the drainage pipes and sewer lines.
- \*The cupolas atop all three pool buildings were replaced as the original ones were rotting and ready to fall down

## **Pool #2**

Once again, the spa at Pool #2 is not working. It has been diagnosed as a bad control board. A contractor has been selected to do the work. Currently, we are awaiting word as to a start date for this repair.

Some tiles at the pool have cracked. It has been determined that the damaged tiles will be removed, and a plastic membrane laid down before the new tiles are installed. The membrane will help to avoid future problems. We are currently waiting for a start date from the contractor who at this time of the year is extremely busy. Tom Biddle is on top of this and will advise as to when the work will begin. NOTE: It will be necessary to close the pool during the repair period. Sufficient advance notice will be given to unit owners.

## **Boardwalk Lighting**

There is a continuing problem with the board walk lighting at the North end of the boardwalk. There is a short in the wiring that our people and outside electricians have been unable to locate. This is causing the lights to go on and off at times. Be assured that the Board is on top of this and will continue to work with internal and external parties to resolve the issue.

## **Building Painting**

The Board is continuing its study of the repainting the buildings, including the wall. Repairs to cracked and damaged areas are underway and must be accomplished before the painting commences. We will keep you posted on the progress of this project.

## **Landscaping**

A landscaping committee has been formed and is comprised of four unit owners and a Board member. The purpose of the committee is to keep the Board of Directors aware of all future landscaping plans for the community.

The committee will meet in two weeks to prepare an annual budget and submit a three year plan to the Board.

You will notice that new mulch has been laid around trees and plants. Mulch has a tendency to deteriorate or disperse throughout the area, especially into drains causing backups during the rainy season. Instead of mulch, the committee is contemplating laying red rock in its place. This would be cleaner, and would make a better appearance. An experiment using red rock around flowers and shrubs is currently

underway at the South end. The committee wants to be certain that there will be adequate drainage for the plant life and that the total costs will not exceed budgeted amounts.

Over the years, we have experienced that the sod in certain areas burns out and needs to be replaced. Currently, the sod around the Unit #115 area has had to be torn up and replaced. Similar problems exist in front of Unit #1. To prevent this recurring problem, soil samples will be taken from the North end to the South end and analyzed by an outside consultant. It is conceivable that a chemical solution can be applied to resolve the soil problems.

New plantings and plastic edging have been set outside the exit gates.

### **Items Of Interest**

As you enter the premises, you will note that the tennis and basketball fences have been repaired and painted. We have been informed that the lights are once again in working order.

During the summer, Pool #4 was repaired and is currently open.

The lower boardwalk and dock boxes were power washed from the North end to the basin area.

You will see a mechanical crane parked in the basin. The long awaited sea wall revetment for that area is underway. Iron tie backs are being installed to hold the sea wall material from receding.

### **Boardwalk Caper Web Site**

In an effort to simplify the dissemination of information and lessen the confusion regarding community activities, the web site previously managed by Trish Meyers will be terminated. Henceforth, all activities will be directed to [boardwalkcaper.org](http://boardwalkcaper.org) which is managed by Ron Brooks. Now, all community activities will be available on one site.

Caper Club activities will now be posted on this site as well as their calendar of events and group pictures.

**Next Board Meeting**

The next meeting of the Board of Directors will be November 10, 2016 at 9:00 a.m. in the Community room. We hope to see you there.

November1, 2016

Steve Owens, Publisher

Thomas A. Maio, Editor

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