

Community Services Association (CSA)

President: Jim O'Sullivan **Contact:** 314-221-1800 jimosul@sbcglobal.net

CSA was directed to take over, manage, and fund the following:

- Boardwalk and Seawall
- Entry and Exit Gates
- Surface Water Drainage System
- CSA Meeting Room in Association VI building (AKA Community Room in Building 8)

From the last CSA Meeting April 21, 2022

Meets on the Third Thursday of the month.

Phase 1&2 Representative: Fred Salerno

Entry/Exit Gates: A contract was signed with Key Security for the gates. Upgrades to the entry system will occur and an entry sticker will be distributed. Once new procedures are finalized and activated, Sentry will send out a notification and email blast.

Boardwalk Repair/Replacement: Two new committees were created to continue the investigation of replacing the entire Boardwalk – one for Finance and one for Construction. Several meetings have occurred and the consensus is to obtain a Project Manager to assist with the plan. Funds are in a reserve and coordination with the Boating Association will take place.

Internet wiring in CSA Meeting Room/Community Room: CSA will cover the expense of providing a Comcast modem for WiFi access. This will allow for easier access for video conferencing of meetings and use of internet for events and meetings. Look for more information to come once it is all connected and tested.

Boating Association – for all slip owners

President: Chuck Hake **Contact:** 716-316-3410 hy750flyer@gmail.com

Boating Association Update

The Boating Association has made some changes to their by-laws at the February 2022 annual meeting regarding floating docks.

Phase 1&2 Association needs to review their by-laws for any changes to correspond to the update.

****NOTE:** *If anyone is thinking to install a floating dock in their boat slip, you must get written approval by the Boating Association Board of Directors per the Amendment below. Also please contact Fred Salerno prior to installation as the Phase 1&2 documents do not have the approval yet.*

Boating Association Amendment 1 section 16.

Non-Motorized Watercraft and Floating Dock System.

Non-motorized Kayaks, Paddleboards and canoes (collectively "non-motorized Watercraft") may be Secured, stored, and launched on a floating dock system of a design and manufacturer approved in writing by the Board of Directors. A floating dock system is allowed for the sole purpose of launching, retrieving, and storage of approved non-motorized watercraft. Etc. A floating dock system shall only be used for authorized non-motorized Kayaks, Paddleboards, and canoes and the approval of the floating dock system does not grant or imply a use other than that stated herein.

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This Amendment does **not** allow for a floating dock for Jet Skis and Motorized dinghies.

Notes from the Harbormaster Bruce Smith:

Contact: 239-823-2061

capt9toes@comcast.net

A dockage agreement **MUST** be completed when/if

- You are a new owner with a boat slip
- You have a new boat
- You are a RENTER with a boat
- You change slips or purchase a new slip

You must also show proof of insurance for your vessel.

Hurricane Season: June 1 to November 30

The Boating Association has an overall hurricane plan for the Marina which contains a step-by-step plan to prepare for a storm.

If you intend to leave your boat in the Marina during Hurricane Season, the Harbormaster has pamphlets available on how to secure your vessel.

Please contact Bruce if you'd like a copy or have any questions.

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Board of Directors Meeting Minutes

*Note: Meeting minutes are not official records until approved at the next Board of Directors Meeting. Created by Sentry Management. Boardwalk Caper Condominium Association Inc

BOARD OF DIRECTORS MEETING

April 7, 2022 CSA Room and via conference call MEETING MINUTES

Attendees: Fred Salerno, President, Elaine Johnson, Vice President, Kim Testa, Secretary/Treasurer (via conference call), James Howard, Director, Fauna Nord, Director, Russ Scavelli, Director, Tim Maio, Director (absent), Valerie Hoover, CAM with Sentry Management Inc.

Several owners attended in person and via conference call.

Certify Quorum and Call to Order:

President Fred Salerno called the meeting to order at 9:00 am. A quorum of the Board was established.

Proof of Notice of Meeting: The meeting notice was posted in accordance to Florida Statutes as well as an eblast sent to all owners.

Approval of the Meeting Minutes:

Elaine Johnson motioned, Fauna Nord seconded, to approve the minutes of March 3, 2022 meeting as written. Motion passed unanimously.

President's Report: Fred reported Sentry has a new formatted Board Packet that is a great report for the board and is easily accessed; leases need to continue to be tracked and parking

passes will be coming; tenant incident at pool 4 occurred last night and is not acceptable; Community has come together better than it has been in a long time; rules and regulations need enforced and fine where appropriate; still waiting on camera to be run in existing well and if new well needs dug, that could still be 90+ days out for scheduling; Boardwalk Replacement committee has been formed and have already met 3 times in the past 2 weeks, more information to be discussed under CSA committee report.

Manager's Report: Valerie noted dryer vent cleaning will be held April 18 and 19. Owners can schedule interior cleaning at the same time by contacting Lint Out directly. Flyer has been posted on site as well as eblast to all owners.

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Committee Reports:

Finance Committee – Bill Walsh, Tim Maio & Elaine Johnson – the financial report was given through February by Bill Walsh.

- Operating funds of \$176,841 with Reserve funds of \$558,238;
- Accounts receivable of \$22,533,
- Prepaid insurance of \$268,455;
- Prior years equity of \$146,421 and
- Current year equity at a loss of \$7,435. Bill reviewed the expenses through 11 months. Bill noted two units still owe 4th quarter fees and Valerie noted one unit still owes special assessment that was due last summer.

Building & Structures Committee – Fred Salerno, Kim Testa & Jim Howard – Roof repairs have been completed from the last inspection.

1 & 2 Declaration will need to be amended to coincide with the recent changes Boating made to allow floating docks. Per the association's attorney, the board would need to approve a vote to be obtained by the owners to amend the declaration. Elaine Johnson motioned, Russ Scavelli seconded, to approve proposed language to amend declaration to allow for floating docks, with a vote of the owners to be obtained. Motion carried unanimously.

Landscape Committee – Elaine Johnson, Russ Scavelli & Fauna Nord – The irrigation system, well 3 has been tied into well 2. The drought has not helped the irrigation situation. No new plantings until the well issue is resolved. Hard cut to be done in May and flowering plants will no longer be trimmed during season. Different types of trees are trimmed every other year.

Bulletin Boards & Transfer Station Committee – Fauna Nord & Russ Scavelli – Fauna noted the postings have been cleaned up, faded ones taken down and reminded all not to put up large postings.

Transfer Station Committee – Russ Scavelli – Russ noted that Waste Management transition has been difficult, however, pick ups have been being made regularly. Construction debris is still be placed in the dumpsters.

Roads & Walkways – Russ Scavelli & Jim Howard – Leon Beatty has sent all prior records to Russ and Jim. There is no scheduled activity this year.

Pools – Kim Testa & Jim Howard – Fred reported that the float sticks at pool 2 due to improper initial construction. Looking for a company to resolve this issue and hope to have completed over the summer as the pool will need to be shut down while the work is being done.

Fining – Fred Salerno & Skip Ringler – Fred noted violation notices have been sent and being followed up. Attorney involvement is in place where necessary.

CSA – Fred Salerno – deferred to new business.

Caper Club – Karen Salerno – Karen noted the last committee meeting for the season was held last week. This was a successful season with most events held outside. Next year's schedule of events has been set.

Newsletter – Kathy Minton – Kathy reported that she will be emailing a draft to the board after the meeting. Kathy

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noted that the draft of the minutes has been included in the newsletters.

Rentals & Sales – Fred Salerno & Elaine Johnson – Fred noted there are a couple pending sales.

Insurance – Fred Salerno, Kim Testa & Elaine Johnson – Will start working on quotes again around October. Flood policies renew June 30.

Unfinished Business:

It was noted that prior Comcast cable is in place at the CSA room and management will be coordinating WiFi installation.

New Business

Boardwalk Replacement – Fred reported that a new CSA committee has been formed for the boardwalk replacement. It was noted a lot of work towards this project was completed in 2019, but then put on hold for a few years. Jim Howard has put together a document to define a Project Manager to determine scope of the project. Current decking is 26 years old, pilings 40 years old.

Carport brace 266 – a temporary brace is in place waiting on materials to finalize the replacement.

Summer Schedule – unless needed, there will be no meetings over the summer. The next scheduled meeting will be in October and meetings have been moved to the first Thursday of the month.

Board Comments

Fauna noted that she is looking at a parking hanger for renters and owners will have a different color sticker each year. Discussion was held as to how this

may tie into the new gate system in the future.

Elaine noted an inspection was completed to verify units on the master key. Units that are in violation are being sent a letter. Elaine thanked the volunteers that assisted in this project.

Owners Forum

Homeowner asked about the flag at the north end of the property as well as the light out near unit 11.

Homeowner thanked the Board for being open and honest on issues, especially the boardwalk replacement.

Action Items:

Prepare/scheduling for amendment vote
Follow up with Personal Touch on well situation

Follow up with Pool 2 construction item
Comcast scheduled for WiFi

Master Key violation letters mailed

Adjournment: Russ Scavelli motioned; Elaine Johnson seconded, to adjourn the meeting at 10:26 am.