



Association Newsletter #14

President's Message

The annual meeting of Boardwalk Caper I and II was held in the Community Room on Thursday, January 14, 2016. All Board members attended and there were over 100 unit owners in the audience. I want to thank each and every one of you who attended the meeting in person and to those who sent in their proxy by mail. I was also pleased with the unit owner's comments towards the end of the meeting. The comments were positive, constructive and insightful.

The Association's solicitation of candidates yielded four members submitting their names for the four positions available for the new term. As a result, the following members were duly elected in accordance with the provisions of the Florida Statutes:

Thomas Biddle

Steven Owens

Fred Salerno

Kemper Sarett

Following the meeting, the officers elected to keep their previously held positions, however, Kemper Sarett will take over the responsibilities of Roads and Grounds previously assigned to Steve Owens.

I look forward to working with this Board in the next year and to continue the work we started to make Boardwalk Caper a livable and beautiful community. As always, the Board welcomes your input and participation.

Lastly, I urge you to attend the January 29, 2016 meeting regarding the Master Bedroom Window replacement project. It is extremely important that we have the necessary support to move forward with this project as described below.

Fred Salerno
President

Buildings and Grounds

As reported previously, Gulf Coast Exteriors has been hired by the Board to provide maintenance services for our community. Mike Spinney is the president of the company and personally does much of the work. He and his staff have been responsible for repairing many of the maintenance items that have been deferred in the past including balcony deterioration, wall cracks, sidewalk repairs and building power wash, and lanai roof repairs.

We want to point out that following the recent storms that did some damage to our property, including leaks that were not previously detected, Mike and his staff were on site the next day, unsolicited, to make necessary repairs of damaged property, including additional caulking of seams on the lanai roofs. This work helped to prevent further damage from another storm that arrived the next day.

In addition, all dumpster areas were cleaned by GCE after the storms.

Master Bedroom Window Replacement

PLEASE NOTE AND MARK YOUR CALENDAR!

There will be a special meeting to discuss the Master Bedroom window replacement project on Friday, **January 29, 2016 at 10:00 a.m.** in the Community Room. At this meeting, the owner of Gulf Coast Builders (GCB) will present his plan for replacing the existing windows. He will display the window that will be installed and will be prepared to answer any questions from unit owners. Following is the procedure that needs to be followed before we can move forward with this project.

1. Proxies will be mailed to unit owners for voting to approve the window installation.
2. If approved, installation would begin in October 2016.

We need as many unit owners as possible to attend this meeting in order to have the necessary quorum and proxies to proceed.

Lawn and Landscaping Service

After the tornado, the property was littered with debris mainly from trees and bushes. Our new landscape company, Personal Touch Landscaping was on site the next day to remove the debris and clean all of the common areas. We thank them for their service.

Unit Key Check

Please note that in the forthcoming weeks Sentry Management will be performing a master key check. It is important that Sentry have access to units in the event of a catastrophe, be it a hurricane, tornado, water damage, power outage, and most recently, palm rat infestation. It is imperative that all locks be of the same make and character. If you purchased a new door opener with its own lock, you are in violation. Please contact Heather at Sentry Management to obtain the name of a locksmith that can rectify the situation.

Trash and Recyclables

At the annual meeting, there were questions regarding the disposal of garbage and recyclables. This subject has been covered in past Newsletters, but despite the many suggestions, there are unit owners who disregard them and make it difficult for others.

All garbage is to be contained in a plastic bag. Do not throw raw garbage in the dumpster as it will attract rodents. Also, large pieces of Styrofoam should be broken down into smaller pieces.

Do not dispose cardboard in the dumpster. It should be broken down and put in the recyclable container.

All plastic bags should be disposed of in the dumpster; otherwise it presents problems for the collection company.

Do not throw unwanted large pieces of furniture in the dumpster. Doing so takes up a lot of room. Instead, please call the waste management company for a special collection.

Please make certain that the lids of all containers are closed.

There have been many complaints about the need to clean the area around the dumpsters. This is a problem created by unit owners who seem to disregard the need to pick up after spilling items as they dispose of their garbage. It just seems that *common sense* must prevail.

Pools

We continue to experience problems with pool lighting. Tom Biddle has reported that repairs are underway. He also reported that umbrellas have been repaired and that only two maintenance room doors need to be replaced.

We can report that the remodeled bathrooms have been receiving rave reviews. Heard One visitor described the rooms as “colorful and breezy” and was very complimentary of the wall hanging at Pool #3.

Newsletter “Tip Of the Month”

We are experiencing more and more palm rat infestation in the unit storage area. One way to prevent this is to make certain that there are no openings for the rats to enter.

At the base of the outside and inside wall of your shed is an opening for air conditioning pipes. It is through this opening that the rats enter sheds and then find their way to the attic. There is a foam product that can be purchased at hardware stores. It comes in a spray can and once applied expands and will completely fill any openings.

An ounce of prevention is worth a pound of cure.

And that’s our tip of the month.

January 21, 2016

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