



Association Newsletter #12

President's Message

Summer has passed and the 2015 “season” has started at Boardwalk Caper. Many residents have returned and more are on the way. I am pleased with the many positive and enthusiastic comments about the work we are doing expressed by unit owners upon their arrival.

The grounds have been very well maintained, the buildings look clean and neat after the power washing, the pool restrooms are beautiful, the pools are repaired, Lanai roofs have been cleaned and repaired, balconies have been repaired and, finally we have identified all water valves and repaired the broken ones throughout the premises.

The first Board meeting of the season was convened on Thursday, November 12. All Board members were in attendance. I was extremely pleased with all the reports that were presented and I can say with confidence that we are making significant progress towards maintaining and improving our grounds and structures. The aggressive approach to maintenance and repairs that we have employed will continue so that we can expect ongoing and continuing preservation of values for individual units and of Boardwalk Caper.

In preparation for the Annual Meeting, John Bragg has streamlined the process for returning proxies. There will be only one envelope that will contain the proxies instead of two as in the past.

Our next Board meeting is scheduled for December 10, 2015. I sincerely hope that we will have increased unit owners in attendance as there will be important items to discuss at that meeting. From this point forward, we will post meeting notices on a timelier basis.

Fred Salerno
President

Pool #1

There were some minor problems that developed after the resurfacing of Pool #1, but they were addressed immediately by Tom Biddle and rectified to our satisfaction.

All three of our pools have now been repaired. We should be in good stead for the next several years.

Pool Bathrooms

It took more time than we expected, because of permits and engineering surveys to be approved for the remodeling of the bathrooms at each pool. The Mauro Construction Company completed the project. New fixtures were installed in each bathroom.

John Bragg and his committee of volunteer unit owners selected tiles, colors, and other related bathroom fixtures which look very nice. There is no question that this is a vast improvement over what was there previously.

At Pool #3, a unit owner has donated artwork to decorate the walls. They look outstanding. Perhaps the unit owners at Pools #1 and #2 might wish to consider this idea for their pool bathrooms.

Master Bedroom Window Replacement Study

The window committee has selected Gulf Coast Builders (GCB) to provide the materials for our Master Bedroom project. There will be a special owners meeting on January 28, 2016 at 9:00 a.m. in the community room during which the owner of GCB will have on display the window that will be installed and answer any questions. In addition, the owner will discuss other options available to replace the kitchen and bedroom sliders in your units.

Building and Sidewalk Pressure Washing

Gulf Shore Exteriors completed the pressure washing of all buildings, a project they started last spring. In addition, they have pressure washed and scrubbed all sidewalks as part of the sidewalk sanding and leveling project.

Lawn and Landscaping Service

Throughout the summer, Personal Touch Landscaping has been maintaining the grass, trimming trees, planting flowers, trees and bushes and repairing the sprinkler system.

Recently, all of the old mulch around the trees and other areas has been completely removed and replaced with fresh mulch.

Plans are being made to replace certain trees that have become problematic and to replace some of the plantings that have not taken hold.

Newsletter “Tip Of the Month”

We are learning that palm rats are entering units through the shed. It is imperative that all opening are sealed to prevent entry. These openings are usually where the air conditioning pipes enter the shed. It is also imperative that materials such as bird seed, flower seeds, fertilizers or any other such materials be contained in canisters, as we have found in two cases that the rats feed on such materials.

Also, we suggest that unit owners inspect their attics to see if there are any remnants of rat or water intrusion.

November 21, 2015

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