



# Association Newsletter #13

## President's Message

The Annual Meeting of The Boardwalk Caper Condominium Association, Inc. (phases I and II) will be held January, 14, 2016. Please mark your calendars accordingly.

Prior to the meeting and starting at 6:30 p.m. there will be a reception with wine and cheese. The meeting will start promptly at 7:00 p.m.

Your proxy **must be returned** and recorded by the secretary to facilitate this meeting. This year, the proxy process has been simplified by requiring only one return envelope by mail. Or, you may hand your proxy to any Board Member, fax to Sentry Management at 239-277-0114, or email to [hpaoletta@sentrymgt.com](mailto:hpaoletta@sentrymgt.com). **PLEASE RETURN ASAP**, even if you plan to attend the meeting. It is important that we know in advance that we have a quorum

Your presence will be greatly appreciated that evening. We value your input.

See you on the 14<sup>th</sup>.

Fred Salerno  
President

## Buildings and Grounds

Gulf Shore Exteriors has completed the sealing of 98 lanai roofs. The material they are using to seal the joints seems to be effective as we have not had any new leaks. The remaining 72 lanai roofs will be sealed next summer or sooner if there are any reported leaks.

Kent Olinger has volunteered to mark/paint the newly installed water shutoffs valves throughout the complex. You will note a blue inverted "V" in front of each location.

Various court yard lights have been replaced; trash collection has been increased to two times per week; owner names on mailboxes have been updated; torn flags have been replaced or repaired; pool furniture has been bleached and cleaned; two more balconies have been repaired; and pool heaters have been replaced as needed.

## Pools

The deck at Pool #3 has been repainted, and the electrical room doors at the bath houses will be replaced soon due to deterioration.

## Master Bedroom Window Replacement

The special meeting to discuss the Master Bedroom window replacement project has been changed. The new date is Friday, January 29, 2016 at 9:00 a.m. in the Community Room. The window replacement committee has selected Gulf Coast Builders (GCB) to provide the materials and installation for this project.

At this meeting, the owner of GCB will display the window that will be installed and will be available to answer any questions. In addition, the owner will discuss other options available to replace the kitchen and bedroom sliders in your unit.

### **Unit Key Check**

For your information, Sentry Management will be performing a master key check in January 2016.

### **Lawn and Landscaping Service**

Personal Touch Landscaping will be mowing and trimming on a bi- weekly basis for the remainder of the season. Also, they will begin to lightly trim some of the flowering bushes thus allowing the flowers to bloom and add beauty to the area.

### **Maintenance and Repairs**

As of November 20, 2015 all maintenance for our Association is being handled by Gulf Shore Exteriors. Mike Spinney is the Owner/Operator. He and his staff have been handling several maintenance projects throughout the year. They also take care of the bathrooms and areas around the pools. Assigned Sentry Management maintenance personnel will no longer be on site.

### **Leasing of Units**

All owners who rent their unit are reminded that a written lease is required and that the lease is to be recorded with Sentry Management as per our Association Documents. Attached is a copy of the form that needs to be filled out.

### **Newsletter "Tip Of the Month"**

Everyone is reminded not to put plastic grocery bags in the recycling containers. Empty recyclables out of bags and boxes, and put them loose in the recycling containers so that the items can be easily identified and sorted. The plastic bags have a tendency to clog the conveyor belts at the recycling sites. Plastic bags can be recycled at Publix and Wal Mart.

December 16, 2015

Steve Owens, Publisher  
Thomas A. Maio, Editor

### **Board of Directors**

Fred Salerno, President  
John Bragg, Vice President  
Steve Owens, Treasurer  
Nancy Siegel, Secretary  
Tom Biddle, Director  
Kemper Sarrett, Director  
Bill Walsh, Director

APPLICATION FOR PROPOSED LEASE  
THE BOARDWALK CAPER CONDOMINIUM, INC.  
C/O SENTRY MANAGEMENT

6330-1 TECHSTER BLVD, FT MYERS FL 33966

Instructions: Please read this application carefully and fill in appropriate blanks. A copy of the lease agreement is required.

(Please Print)

Application Date \_\_\_\_\_ Lease Date: From \_\_\_\_\_ to \_\_\_\_\_

Unit # \_\_\_\_\_ Unit Owner's Name \_\_\_\_\_

Lessee Name \_\_\_\_\_ DOB \_\_\_\_\_

Lessee Name \_\_\_\_\_ DOB \_\_\_\_\_

Occupants other than Lessee (**maximum total occupants is five (5)**):

1. \_\_\_\_\_ Age \_\_\_\_\_

2. \_\_\_\_\_ Age \_\_\_\_\_

3. \_\_\_\_\_ Age \_\_\_\_\_

Current Address \_\_\_\_\_

\_\_\_\_\_

Telephone Number (H) \_\_\_\_\_ (other) \_\_\_\_\_

Present Employer \_\_\_\_\_

Employer Address \_\_\_\_\_

Personal References:

1. \_\_\_\_\_ Phone # \_\_\_\_\_

2. \_\_\_\_\_ Phone # \_\_\_\_\_

Vehicle Make & Model \_\_\_\_\_ Plate No. \_\_\_\_\_

**(Max Pickup Truck 3/4 Ton)**

Emergency Contact \_\_\_\_\_ Phone # \_\_\_\_\_

**Renters shall not have pets of any kind**

We have received and read the Condominium Documents of The Boardwalk Caper Condominium Association, Inc. We agree to abide by all of its provisions and those of recorded documents and Rules and Regulations made pursuant thereto.

Lessee's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Unit Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Do Not Write Below This Line**

Approved/Disapproved \_\_\_\_\_  
(Signature of Association Officer or Agent)

Date: \_\_\_\_\_, 20\_\_\_\_