

Boardwalk
Board of Directors Meeting
February 8, 2019

I. Review of January Financials

II. Completed Projects

1. All common walkways and stairwell landings re-coated
2. See attached list of completed projects
3. Minor roof repairs by factory warranty representative
4. Cell tower equipment upgrade

III. New Proposed Projects

1. New roof on 3rd floor commercial

IV. New Business

1. Discussion of hard line plan service/ 911 capability
Owners wanting to discontinue phone service
2. Annual Meeting is set for May 4, 2019

Boardwalk Board of Directors Meeting

Friday February 8, 2019

Meeting was called to order at 3:30 p.m. Tony Spitzer and David Bodenhamer were present. Chris Sylvester and Larry Grossman participated via conference call. Gerald King was absent.

Financial reports for the month of January were provided and there were no significant comments due to this being the first month of the new fiscal year.

A brief review of projects that have been completed were discussed, a list is attached to the minutes. Most recent completed were the coating of the common walkways, minor repair and evaluation of the roof by future representation, and the completion of the upgrade of the cell tower equipment by Sprint.

The Board discussed recent request from a couple of owners to discontinue the landline phone service in their units. David Bodenhamer recapped the contract with Secure Vision and the fact that all units must pay the \$20 per month fee for service whether they use it or not. Local 911 services is the main reason for keeping the service. Baldwin County cannot pinpoint address that are placed from cell phones while in the building. When someone calls from a unit at Boardwalk on the hardline phone 911 can tell what building address and the actual unit the call is coming from. It was consensus of the Board that if owners want to discontinue using their phone in the unit, they may do so but will still have to pay the fee since it is a bulk service contract and the association is billed for all the units each month. The Board will review the existing contract to how much longer it is in effect and then see if that portion can be re-negotiated.

Larry Grossman had presented a proposal for discussion regarding a parking structure just prior to the meeting and after a few comments on the subject it was decided to schedule a meeting the first of April to discuss in detail.

The annual meeting has been set for Saturday May 4, 2019 at 9:00 a.m.

The meeting was adjourned at 4:30 p.m.

Work performed by John Breeden at Boardwalk

- 1) Sanding and painting unit entry doors (7 floors completed)
- 2) Painting all the yellow caution areas, fire lanes and handicap areas
- 3) Repairing some areas of concrete
- 4) Pressure washed under parking garage, vinyl ceiling, concrete floors and walls
- 5) Painted all elevator and garbage chute walls
- 6) Patched and painted damaged stucco throughout the building on the walkway walls and trim. (Guest and contractors running carts, luggage etc...into the wall)
- 7) Patched / Replaced wood on boardwalk and removed sand.
- 8) Sanded rough edges off of wood handrails on boardwalk
- 9) Repaired / Replaced pool deck boards and removed sand underneath
- 10) Repaired valve at foot wash
- 11) Primed and painted all the rusty screws on back wood walls
- 12) Braced blow out walls in garage (still need to paint)
- 13) Sanding and priming the railing on the balcony of 881 (Need to paint when weather permits)
- 14) Repaired and replaced 2 unit balcony door jambs
- 15) Sanded and re-stained benches out in the front lobby area
- 16) Patched and textured 2 unit bathroom ceilings from leaks of others above
- 17) Monthly PM on generator and roof clean and inspect, building light inspection
- 18) Main water valve at front drive up, changed out rusty bolts and valve
- 19) Painted Sea -N- Suds gift shop door
- 20) JB Weld and painted east side pool railing where it had broken loose
- 21) Re-anchored stairwell railings

22) Wrapped fire pipes for winter

23) Checking and lubricating all Telephone and Electrical room doors to ensure they open properly for access and change hardware as needed

24) Sanded, caulked and painted rough area of the stairwell doorframe on a few doors

As Needed

Check for leaks in units

Fill in for custodial

Change out EXIT lights

Check and change walkway lights

We are currently changing all old light fixtures throughout the building as they go out, including garage area (We have replaced all fixtures on the 1st floor with new fixtures) For budget reasons we are replacing light fixtures a floor a month

PROJECTS

Need to replace wood areas on wood walls all around building

In parking lot would like to pour and form concrete curbs and remove concrete stops

Stripe both parking lots

Replace spindles and handrails on boardwalk to beach

Repair and paint pool concrete deck

Move lights from center to side in the unloading area at lobby