Boardwalk Board of Directors Meeting

October 21, 2016

3:00 p.m.

Those present were Gerald King, Larry Grossman, Tony Spitzer and David Bodenhamer. Chris Sylvester was absent.

The monthly financials for September were reviewed and there were no significant items to discuss. Board was advised that the Thompson account still had an outstanding balance of $4700 and the attorney was continuing to collect through a garnishment that is in place.

Under old business, a number of items were reported on:

1. Sign proposal – logo- nothing new has transpired. Board agreed that we should move forward with creating a building logo that can be incorporated into new signage for the building.
2. It was reported that the encroachment issue of the grill by Island Shores has been resolved and it has been moved.
3. VFP Fire Systems has completed approximately $17,000 work of repairs to the fire systems at Boardwalk in the last several months.
4. The line of credit with Centennial Bank was renewed and is in place to be used by the Association in the event of an emergency. The amount of the line is $250,000.
5. The coating system on the common walkways is holding up well but there are a number of small areas where it is loose and the concrete is exposed. Getting the contractor to return to address this has been difficult. Will continue to try to get him to come and address.

Under new business, the following items were discussed:

1. Brief discussion about the current roof system and a proposal from a roofing company to do some amount of work to the system. It was a consensus of the Board that due to the age of the current roof (12 years) that we would begin getting cost estimates of a total replacement with looking at 2-3 years to replace.
2. It was reported that all the service and entry doors had just been painted.
3. The Board was updated on the status of an ADA lawsuit that had been filed against Boardwalk, Young’s Suncoast and Sea N Suds. The suit claims various violations of the American Disability Act. Action has already been taken to correct the few items that apply to Boardwalk; the remainder is relative to Sea N Suds. Attorneys for the various insurance companies are handling for all entities. A meeting is scheduled for Tuesday Oct. 27 at 8:00 to go over all the alleged violations with an expert appointed by the court and our attorneys.
4. The idea of possibly constructing a one level elevated parking deck over the existing Northside parking lot was discussed. The Board decided to pursue getting design and construction cost estimates and explore the feasibility to be able to make a presentation to the owners at the next annual meeting.

There being no further business, the meeting was adjourned.