

Boardwalk Board of Directors Meeting

Friday April 27, 2018

Present were Gerald King and Tony Spitzer. Attending via conference call was Chris Sylvester and Larry Grossman. David Bodenhamer was absent.

Roof Replacement

There was discussion regarding the need for a new roof. Several options were discussed. Chris Sylvester mentioned a system recently installed on a project at Dauphin Island. It was decided that a visit to see this application would be a good idea as one option to consider. The current roof is in the 14th year of a 15-year warranty.

Minutes of Feb. 16, 2018 Board Meeting

There were no recommended changes to these minutes and they were approved.

New Maintenance Man

Appears John Breedan, the new maintenance man for the Association is working out well. He is on-site 3 days a week and is getting many small projects completed.

Flange Around Generator Exhaust

Chris Sylvester mentioned that this has deteriorated and needs to be replaced.

North Side Parking Deck

Chris Sylvester has been working with an architect and has come up with some rough numbers for building a one level elevated parking deck over the north side lot. Costs are \$15,000 to \$20,000 per parking spot. Based on the numbers such a project could cost between \$795,000 to \$1,060,000.

Project could be funded through local bank, spread over 3-4 years, and repaid by special assessment from owners. Projects such as this would have to be approved by 75% of the owners as well as lien holders.

There was some discussion of parking charges. Larry Grossman suggested Sea N Suds but agreed that would not be needed if they participated in the assessment fund.

Gerald King reminded that Sea N Suds pays for valet parking and extra security for the north lot during the peak season and special events.

If the decision was made to proceed, the project could be sent out and owners could vote by mail either for or against.

The Board felt that the project was doable. The meeting was adjourned.