

Boardwalk Annual Meeting Saturday November 5, 2022

Meeting was called to order @ 9:00 a.m. Gerald King, Tony Spitzer, Chris Sylvester, and Larry Grossman were present.

61% Represented by Proxy and those in attendance. Quorum.

A brief review of the October financials was provided. There was discussion of the monthly dues increasing between \$90 - \$100.00 per month, but no amount was set. The last increase was made 3 – 5 years ago. The cost of insurance coverage increasing and creating an assessment in 2023 was mentioned but waiting on the final quote from the insurance provider.

Review of projects

1. Roof Work

An update on the roof work was discussed in regard to the work being almost complete with just a couple of things left to finish. Gerald discussed the need to look outside of the original roofing company hired to complete the work, but so long as the roofing company hired uses the same materials as the initial install it would not void any warranties. No additional leaks have been discovered that the board is aware of at this time. There are still some scuffers that need to be capped and sealed. There is only one unit pending repairs from previous leaks left to complete. Any loss of income would need to be processed through the individual owners HO6 insurance policy.

2. Trash Chute Replacement

The trash chute built in 1985 needs to be replaced. This will be an extensive project that is projected to be started in December. No estimate on how long this project will take but hope to have it done by Christmas. When the work begins accommodations for trash disposal will be provided to the effected floors.

3. Parking Lot

The parking lot is scheduled to be resealed in May.

4. Pool Deck

The pool deck is deteriorating and needs to be rebuilt. This was last done 10 – 12 years ago. The pool deck will need to be pulled up and the support and frames will need to be rebuilt under the deck.

5. Security Camera's/Internet

Secure Visions has provided a bid for their service and the board will review. A show of hands was asked to show those in favor of an increase of \$10.00 a month for 100 mbps, or \$20.00 a month for 200 mbps. There was a unanimous show of hands for the \$20.00 increase at 200 mbps.

New Items Discussed

1. Online payments
The ability to make payments online or ACH payments for assessments is an interest presented by owners.
2. Stairway refinishing
No prior knowledge of issues with the stairways but this will be reviewed to see if action is needed.
3. Balconies showing mold/mildew
Owners mentioned concerns of mold or mildew being present on the balconies. The board will review these balconies if no work was done to alter the slope by the current or previous owners of the unit. Josh to begin bleaching and repainting areas of the balconies.
4. Additional income resources
Parking pass fees were discussed but most not in favor due to the present parking issues. Alternate sources like an ATM, or Ice Machine were mentioned.
5. Owner Pet Area
The idea was proposed to have an area for owners to take their pets. Possibly a space across the street from the complex. Nothing was decided.

Election Of Directors

All current Directors were up for re-election. Charles Spitzer announced his retirement from the Board and nominated Howard Smithson, Chris Sylvester seconded the nomination.

The following Directors were elected to serve:

Gerald King - President
Larry Grossman – Vice President
David Bodenhamer – Sec/Treasurer
Chris Sylvester – Board Member
Howard Smithson – Board Member

There being no other business Gerald King made a motion to adjourn, seconded by Chris Sylvester.