

BOARDWALK BOARD MEETING

Thursday, Feb. 15, 2023

3:30 P.M.

Board members present were Gerald King and David Bodenhamer; Larry Grossman and Howard Smithson participated via conference call.

The January Financial Report was reviewed. Being the first month of the new fiscal year, there were no exceptional items noted.

A brief discussion of two recently completed projects took place. The Trash Chute Replacement Project was completed in December, the final total cost being \$91,000. T-Mobile completed the removal of the cell tower equipment from the roof. It was noted that due to the delays on T-Mobile's side, the Association received two additional lease payments for November and December.

The following items were covered as to their status:

- A. Roof Project- Gerald has been working with Willoughby Roofing to address still unfinished work relative to old scuppers there were covered up when the new roof was installed.
- B. Elevator Inspection- Bob Dieter recently did an inspection of the elevators. His report was not available at the time of the meeting but is anticipated soon. He is looking at how Otis is performing the maintenance contract, as well as any future replacement items that will be needed.
- C. Reserve Fund Study – BECI recently submitted the draft of the Reserve Fund Study. Copies had been provided to the Board. Some comments and recommended changes had been sent to them. Once the final draft is received, it will be forwarded to the Board.
- D. Pool Re-Plastering – Three bids have been received to re-plaster the pool. Those range from \$20,000 - \$34,000. It is hoped this work could be completed prior to the busy Spring break period. This will depend on the availability of the contractors.

- E. Parking Lot Work – A bid of \$11,800 was received from the same contractors that had re-sealed the parking lots previously. The BECI Report recommends an overlay rather than re-sealing. The lots have not been overlaid since they were built. This will be delayed until either late Spring or maybe into Fall, depending on traffic. Bids will be received for an overlay.
- F. Secure Vision Upgrade – Secure Vision has indicated that they will be onsite the first of March working on the exterior. Their hope is to have the conversion complete prior to Memorial Day. They have been advised that it would be very difficult to access units once Spring break starts. We will follow up the first of March to get an update.

Briefly two other projects were discussed:

Wooden Deck Renovation – Parts of the wooden deck are in need of repair. It has been difficult to get a contractor to assess the needed work. This work will probably be put off until Fall.

Equipment Room Doors - Replacement cost for new doors have been estimated at \$660 per door. Not all need replacing now, but there are a couple on the lower floors that need attention. This will be done as time permits.

Howard Smithson suggested that the Board should consider increase communication with the owners. A Quarterly Newsletter with ongoing information was discussed. Howard offered to assist in making this happen. All agreed this was a good idea.

May 2, 2023 was tentatively set as the next Board Meeting Date. The meeting was adjourned at 4:30 P.M.