

**BOARDWALK
BOARD OF DIRECTORS
MEETING
October 13, 2022, 3:30 PM**

Present – Gerald King/David Bodenhamer
By Phone – Tony Spitzer/Larry Grossman

In reviewing the current status of special assessment payments, it was noted that 11 unit owners had not paid all or part of the assessment. After discussion, the Board requested that a certified letter showing the amount due be sent to the delinquent unit owners, giving them 2 weeks to pay the amount due. After that time, a \$100 per month penalty would be added each month until the total is paid. Motion by Larry Grossman, second by Tony Spitzer. The vote was unanimous.

An update on the trash chute replacement project was discussed. There is a 4–6-week delivery time on the material. We are still waiting on the price for the removal of the wall around the chute door on each floor, as well as the cost for the water line in the chute enclosure. Motion to execute the proposal with Grant Enterprises for the work, Larry Grossman and a second by Tony Spitzer. The vote was unanimous.

The Board discussed the 2023 Operating Budget. The consensus of the Board was that about \$100,000 additional is the amount needed in the budget to cover increasing expenses and for reserves. David Bodenhamer will work up some projections for review and discussion for November.

Several projects for 2023 were discussed. The pool needs to be replastered. One bid is in hand, and we are expecting a second one next week. Work on the wooden pool deck is needed due to a number of the deck joists being rotten. The deck boards will be removed, and new joists installed. Still to be determined is how much will need repair. Bids have been requested. Also, sealing of the parking lots is needed and some minor asphalt repair in some areas.

David Bodenhamer updated the Board on the upcoming removal of the cell tower equipment from the roof. T-Mobile has given notice in June of their intent to cancel the lease effective October 31, 2022. The project is projected to begin the middle to the end of November.

It was discussed the Annual Meeting set for November 5 will be available via Zoom. However, those reviewing by Zoom will not be able to vote on any matters and they will not be able to be counted towards a quorum. Only proxies that are returned and those unit owners in attendance can be counted.

There being no more business, the meeting was adjourned at 4:40 p.m.