

BOARDWALK BEAT

April 2023

Volume 1, Issue 1



SecureVision Upgrade Delayed

Due to the amount of work required inside each unit, the SecureVision TV and internet upgrade has been postponed until after the rental season in late October or early November. Each unit will need to be vacant for approximately a week, and owners will then need to schedule a cleaning before the unit is occupied. A detailed schedule will be published as soon as possible so owners can plan accordingly.

Pool Update

The pool replastering was completed in early March, and the pool is ready for the Spring & Summer seasons!



Other Completed Projects

- ✓ The trash chute replacement was completed in December at a final cost of \$91K.
- ✓ T-Mobile completed removal of their cell tower from the roof in December.

Upcoming Projects

- **Roof:** We are working with Willoughby Roofing to address unfinished work relative to old scuppers there were covered when the new roof was installed. Timing is TBD.
- **Parking Lot:** Bids are in process for an overlay and for resealing; overlay is recommended; final decision and timing TBD but will not be in peak seasons.
- **Equipment Room Doors:** Replacement cost 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 completed as needed and as time permits.
- **Elevator Inspection:** Recently completed with report due soon; reviewing how Otis is performing the maintenance contract and any future replacement items that will be needed.
- **Wooden Deck & Boardwalk:** Parts of the wooden deck and boardwalk need repair. This work will likely be scheduled in the Fall.

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Did You Know...?

The Boardwalk Homeowners Association has a page on the Young's Suncoast website where updates and meeting notes are posted. Our new newsletter will be published quarterly and will also be archived there.

[Boardwalk HOA Website](#)

Breaking news and key updates are also posted on our Facebook page. Please contact Larry Grossmann to request access.

[Boardwalk HOA Facebook Page](#)

Insurance Renewal & Assessment Reminder

As discussed in the HOA annual meeting, the 2023 assessment amount will be determined by the insurance premium increase. More to follow when the renewal premium is received. We are also exploring online assessment payment options.

Reserve Fund Study Update

BECI is working a second draft of the reserve fund study based on feedback and questions from the board. The objective is to ensure the HOA is well positioned to absorb future project costs while minimizing owner assessments.

Questions? Contact Your HOA Team

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