

BOARDWALK BEAT

3rd Quarter 2023

Volume 1, Issue 2



SecureVision Upgrade

The SecureVision upgrade is scheduled for October 16th – November 20th. All owners have received a schedule with additional details. A recap is below:

- Owners need to block the scheduled dates for their units; expect timing to be fluid.
- All units will be cleaned when work is completed with the cost covered by the HOA.
- Owners must return the Internet Password form to SecureVision before October 16th.
- The upgrade includes fiber internet (200 mbps down / 100 mbps up), one data port at the kitchen bar location, and two data ports behind each existing TV location. A list of optional services is also included and is available at owner expense.
- SecureVision has also installed 7 security cameras on the property.

HOA Annual Meeting

- Saturday, November 4th @ 1:00 PM
- Hampton Inn, 1701 Gulf Shores Parkway
- Details and proxy information forthcoming

Roof Replacement Update

The roof replacement project is nearing completion. The crane has been removed from the property to free up parking. All work should be completed by September 8th. The Board will then pursue litigation options against Willoughby Roofing to hopefully recoup those costs.

Hot Water Heater Replacement

As a reminder, it is recommended all hot water heaters over 10 years old be replaced. Otherwise, owners may be held responsible for repairs to other units in the event of leaks or explosions.

Upcoming Projects

- **Parking Lot:** Bids are in process for resurfacing the parking lot. An overlay will be completed in the Fall.
- **Fire Connection:** Repairing the corroded fire line will require a bit of excavation and will be completed prior to the parking lot resurfacing.
- **Wooden Deck & Boardwalk:** Parts of the wooden deck and boardwalk need repair. This work will also 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 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](#)

Key Events to Remember

- Shrimp Festival: October 12-15, 2023
- Hangout Music Fest: May 17-19, 2024

Sign up for the City of Gulf Shores Newsletter to stay informed about everything happening in our city!

[City of Gulf Shores Newsletter](#)

Reserve Fund Study

The Board continues to work with BECI on a reserve fund study to ensure the HOA is well positioned to absorb future project costs while minimizing owner assessments. More to follow as things progress.

Questions? Contact Your HOA Team

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