

BOARDWALK BEAT

4th Quarter 2023

Volume 1, Issue 3



SecureVision Upgrade – COMPLETE 😊

The SecureVision upgrade is now complete with one exception.

- Unit 184 is owner occupied and was unable to complete the upgrade as scheduled. SecureVision will work with the owner to schedule a time that works for everyone.

Pool WiFi Credentials

- Location name: **BoardwalkPoolTime**
- Password: **freshwaterdip**

Roof Legal Update

As discussed at the annual meeting, the HOA will likely be filing a lawsuit against Willoughby Roofing. The suit will seek damages for the cost of removal of the roof they installed, the amount we paid them for the roof they installed, and the damage to units caused by the roof leaking. This could be approximately \$250,000 - \$275,000, and we anticipate this process will take a while to litigate. The Board will keep the owners informed as this moves forward.

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.

2024 HOA Annual Meeting

- Saturday, November 2nd
- Save the date; time and place TBD

2023 Completed Projects

- ✓ Trash Chute Replacement & New Trash Chute Doors (Late 2022 / Early 2023)
- ✓ Emergency Generator Repair
- ✓ Replaster Pool
- ✓ New Roof Replacement and Leak Repairs
- ✓ Fire Alarm System Repair / Fire Pump
- ✓ Unit Repairs due to flooding issues
- ✓ Reseal / Repair South Parking Lot

BOARDWALK BEAT

4th Quarter 2023

Volume 1, Issue 3



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

- Mardi Gras Parade: February 13, 2024
- Hangout Music Fest: May 17-19, 2024
- Shrimp Festival: October 10-13, 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

Gerald King: President

Email: gking9068@gmail.com; Mobile: 251-550-6673

Larry Grossmann: Vice President

Email: larry@gsbeachcondos.com; Mobile: 573-864-0740

David Bodenhamer: Secretary / Treasurer

Email: dbodenhamer@youngssuncoast.com; Mobile: 251-979-1020

Chris Sylvester: Board Member

Email: ctsylvester@gmail.com; Mobile: 251-510-5808

Howard Smithson: Board Member

Email: smithso2@bellsouth.net; Mobile: 615-513-9120

Linda Tresler: Property Manager

Email: ltresler@youngssuncoast.com; Mobile: 251-747-4099