

# BOARDWALK BEAT

2<sup>nd</sup> Quarter 2024

Volume 2, Issue 2



## 2024 Insurance Assessment Update

As of July 1st, 16 units haven't paid the first installment that was due June 1st. Reminders are going out this week to those owners. There are 22 units that are paid in full. As a reminder, the final installment is due August 1<sup>st</sup>. We appreciate your efforts in submitting these required payments ASAP.

## Roof Lawsuit Update

The lawsuit against Willoughby Roofing is proceeding through the anticipated lengthy legal process. Written discovery is now complete so the case will proceed with depositions of parties and witnesses, which we hope will happen sometime in July or August. As a reminder, we are seeking damages for the removal cost of the roof they installed, the amount we paid them for the roof, and the damage to units caused by the roof leaking. This could be approximately \$250,000 - \$275,000, and the Board will keep the owners informed as the case moves forward.

## Suncoast Beach Service Season Pass

Suncoast Beach Service is now offering a season pass for owners with two options:

- Owners and Family Pass: \$1,150 (\$1,100 if paying with cash or check)
- Rental Guest Pass: \$1,550 (\$1,500 if paying with cash or check)

A copy of the agreement is posted on the Boardwalk HOA page of the Young's Suncoast site. Please contact Suncoast Beach Service at 251-968-2466 to purchase a pass for next season or with any questions.

## Toll Plaza Demolition

In case you didn't know, there is no longer a toll to cross the Foley Beach Express bridge in Orange Beach. Toll collection ended in May and the Toll Plaza was demolished in June.

## Reserve Fund Study

The Board continues to execute the BECI reserve fund study to ensure the HOA is well positioned to absorb future project costs while minimizing owner assessments. The next step is to update the 2025 budget accordingly for the annual contribution. More to follow as things progress.

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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](#)

## Pool WiFi Credentials

- Location name: BoardwalkPoolTime
- Password: freshwaterdip

## Key Events to Remember

- Shrimp Festival: October 10-13, 2024
- 2024 HOA Annual Meeting: Saturday, November 2<sup>nd</sup> (location TBD)

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

[City of Gulf Shores Newsletter](#)

## Hot Water Heater Replacement

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

## Questions? Contact Your HOA Team

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