

# BOARDWALK BEAT

3<sup>rd</sup> Quarter 2024

Volume 2, Issue 3



**2024 Annual HOA Meeting – Please plan to attend or submit your proxy!**  
Saturday, 11/2/24 @ 1:00 PM; Holiday Inn Express, 160 West Commerce Ave.

## 2024 Insurance Assessment Update

As of September 25<sup>th</sup>, four units have an overdue balance due on the 2024 insurance assessment. Outstanding balances will incur applicable late fees and liens. Thanks to everyone for your cooperation.

## Roof Lawsuit Update

The lawsuit against Willoughby Roofing continues through the lengthy legal process. Depositions are underway with David and Gerald completing theirs, and Willoughby's are now in process. 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.

## Fall Projects

- **Repair & replace sections of wood pool deck:** Scheduled to begin October 14<sup>th</sup>; starting at the east end next to Island Shores and work towards the pool so it can remain open until we get right next to it. Deck railing will be taken down temporarily for sand removal.
- **Recoat concrete pool deck**
- **Replace boardwalk to the beach**

## Beach Services Agreement

The HOA has a new and improved Beach Services Agreement with Suncoast Beach Service. We will receive 25% of annual rental revenue with a \$10K minimum guarantee. This also includes owner rental discounts (details below) as well as a monthly beach cleaning with their Barber Surf Rake.

## 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.

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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

### Liberty Shield Security

- 334-207-5507 (8 AM – 4 PM; Alex Taylor)
- 251-403-9021 (4 PM – 8 AM; On Call)

## Key Events to Remember

- Shrimp Festival: October 10-13, 2024
- 2024 HOA Annual Meeting: Saturday, November 2<sup>nd</sup>
- Hangout Music Festival: May 16-18, 2025

**Sign up for the City of Gulf Shores Newsletter**

[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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