

BOARDWALK
BOARD OF DIRECTORS
MEETING
AUGUST 14, 2024, 4:00 pm
VIA CONFERENCE CALL

Present: Chris Sylvester, Howard Smithson, Gerald King, David Bodenhamer
Larry Grossman did not call in on the Conference Call

A brief review of the status of the lawsuit against Willoughby Roofing was discussed. Depositions are to begin August 20 in Gulf Shores at the Law Office of Craven & Perry.

The Board reviewed an update on the status of the outstanding Insurance Special Assessments. There are 6 unit owners that have not paid anything and 11 unit owners that still have not paid the second installment. The Board discussed levying late fees and charging interest on those assessments still outstanding. After discussion, Chris Sylvester made a motion to notify those owners with current outstanding assessments that they have until September 1 to pay the amount due in full with no late fees. Effective September 1, a \$50 late fee per month will be charged in addition to 18% APR interest on all outstanding balances until paid in full. The motion was seconded by Howard Smithson, and the vote was unanimous.

A brief update on several items was presented. A new Beach Services Agreement has been executed with Sun Coast Beach Service, Jason Holt. The Association will receive 25% of the revenue collected with a guaranteed amount of \$10,000 per year. Also included is a discount for unit owners to rent beach setups as well as once a month beach cleaning with their Barber Surf Rake.

The Board was informed that as in years past, the Association has an Emergency Services Contract with C-Sharpe Co. for immediate response following any storm occurrence to address any temporary repairs due to damage.

Thompson Tractor has provided a Maintenance Agreement on the Emergency Generator that will be performed to insure it is in good operating condition year-round.

Fall Projects

Projects for this fall were discussed, recoating the concrete portion of the pool deck and repairs to the wooden pool deck. In addition, the boardwalk to the beach will be completely rebuilt.

There being no further business, the meeting was adjourned.