

# BOARDWALK BEAT

4<sup>th</sup> Quarter 2024

Volume 2, Issue 4



**Happy Holidays from your HOA Team!**

## 2024 Annual Meeting Update

We unfortunately did not have a quorum for the 2024 annual meeting. Please plan ahead to attend or submit your proxy next year. The 2025 tentative meeting date is Saturday, November 1<sup>st</sup> and we will keep you posted as timing is confirmed.

## Roof Lawsuit Update

The lawsuit against Willoughby Roofing continues through the lengthy legal process. Our attorney says Willoughby has asked for mediation, which will likely be in February after depositions are completed. 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

All current projects are nearing completion with everything scheduled to be finished in mid-January. As a reminder, this includes the following work:

- **Repair & replace sections of wood pool deck**
- **Recoat concrete pool deck**
- **Replace boardwalk / dune walk to the beach (complete)**

## 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

- Hangout Music Festival: May 16-18, 2025
- Shrimp Festival: October 9-12, 2025
- 2024 HOA Annual Meeting: Saturday, November 1<sup>st</sup> (tentative)

**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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