

# BOARDWALK BEAT

1<sup>st</sup> Quarter 2025

Volume 3, Issue 1



## Pool Deck and Dune Beach Access Projects

Work is now complete with details outlined below.

- **Pool Deck:** Once the project started it became apparent that this would be a major project with a final cost \$136.1K. This included removal of decking and old rotten joist, sand and railing removal, installation of new piling, joist and decking, reinstallation of railing, rewiring and installation of pool lights, and resetting and extending all roof drains under the deck. The finished product looks good and should last a long time barring any storm damage.
- **Dune Beach Access:** The total cost of \$17.3K included removal of old material, new material and labor, and replumbing the wash down shower.

## New Maintenance Professional Needed

Josh Morris has left Young's Suncoast and the interview process for his replacement is underway. The Rental Maintenance department will cover any Boardwalk maintenance needs until we have a replacement.

## Roof Lawsuit Update

The lawsuit against Willoughby Roofing continues through the lengthy legal process. No material updates to report as it still appears mediation will likely be the next step in the 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.

## Suncoast Beach Service Season Pass

As a reminder, 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. **Owner must request and include unit number.**

[Boardwalk HOA Facebook Page](#)

### Pool WiFi Credentials

- Location name: BoardwalkPoolTime
- Password: freshwaterdip

### Liberty Shield Security

- 217-553-6634 (8 AM – 4 PM; Richard Britz)
- 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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