

BOARDWALK BEAT

3rd Quarter 2025

Volume 3, Issue 3



2025 Annual Meeting

The 2025 Annual Meeting will be Saturday, November 8th at 10:00 AM. We will meet at the Holiday Inn Express (same location as last year). The address is 160 W Commerce Ave., Gulf Shores, AL 36542. **PLEASE** return your proxy if you will not be able to attend in person to ensure we have a quorum.

Board of Director Elections

Since there was not a quorum at last year's annual meeting, all five Board of Director positions are up for election. Anyone interested in being considered for the Board may submit a brief biography in advance for consideration. Nominations can also be made from the floor at the meeting. Current Board members Chris Sylvester, Howard Smithson and David Bodenhamer have all indicated they are willing to continue to serve if re-elected. This means at least two new Board positions will be available.

Fall & Winter Project List

Below is a list of planned fall and winter small maintenance projects:

- Tile repairs under the covered drive through beside the ground level entrance
- Floor painting on the common walkways
- Install additional Dune fencing in the area south of the pool deck

David will also meet with the maintenance team to identify any other issues.

Roof Lawsuit Update

The lawsuit against Willoughby Roofing continues through the lengthy legal process. At the next hearing on October 27th, our attorney will demand we proceed to mediation without further delay or go to trial. 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.

New Maintenance Professional Hired

Tony Short has been hired as the replacement for Taylor Stcin. Tony's weekly schedule will be the same so he will be on site Thursday – Monday.

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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

- Shrimp Festival: October 9-12, 2025
- 2025 HOA Annual Meeting: Saturday, November 8, 2025 @ 10 AM
- Hangout Music Festival: May 15-17, 2026 (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

Gerald King: President

Email: gking9068@gmail.com; Mobile: 251-550-6673

Larry Grossmann: Vice President

Email: larry@gsbeachcondos.com; Mobile: 573-864-0740

David Bodenhamer: Secretary / Treasurer

Email: dbodenhamer@youngssuncoast.com; Mobile: 251-979-1020

Chris Sylvester: Board Member

Email: ctsylvester@gmail.com; Mobile: 251-510-5808

Howard Smithson: Board Member

Email: smithso2@bellsouth.net; Mobile: 615-513-9120

Linda Tresler: Property Manager

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