

# BOARDWALK BEAT

4<sup>th</sup> Quarter 2025

Volume 3, Issue 4



## Board of Directors Update

Since there was not a quorum at this year's annual meeting, the two vacant Board of Director positions (replacing Gerald King and Larry Grossmann) will be appointed by the remaining Board members in early 2026. Anyone interested in being considered may submit a brief biography via email to David Bodenhamer ([dbodenhamer@youngssuncoast.com](mailto:dbodenhamer@youngssuncoast.com)) by January 9, 2026.

## Roof Lawsuit Update

The lawsuit against Willoughby Roofing continues through the lengthy legal process. A mediation date has been set for February 18, 2026, so we are hopeful this will be resolved soon thereafter. 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 & 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
- Paint gates and touch up fencing around the pool as needed.

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

## 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 Howard Smithson 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: Cancelled for 2026
- National Shrimp Festival: October 8–11, 2026
- 2026 HOA Annual Meeting: Saturday, November 14, 2026

**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 Vacant~~

~~—Email: [gking9068@gmail.com](mailto:gking9068@gmail.com); Mobile: 251-550-6673~~

~~Larry Grossmann: Vice President Vacant~~

~~—Email: [larry@gsbeachcondos.com](mailto:larry@gsbeachcondos.com); Mobile: 573-864-0740~~

~~David Bodenhamer: Secretary / Treasurer~~

~~Email: [dbodenhamer@youngssuncoast.com](mailto:dbodenhamer@youngssuncoast.com); Mobile: 251-979-1020~~

~~Chris Sylvester: Board Member~~

~~Email: [ctsylvester@gmail.com](mailto:ctsylvester@gmail.com); Mobile: 251-510-5808~~

~~Howard Smithson: Board Member~~

~~Email: [smithso2@bellsouth.net](mailto:smithso2@bellsouth.net); Mobile: 615-513-9120~~

~~Linda Tresler: Property Manager~~

~~Email: [ltresler@youngssuncoast.com](mailto:ltresler@youngssuncoast.com); Mobile: 251-747-4099~~