



BOARDWALK  
CONDOMINIUMS

**MEETING MINUTES**  
**OF BOARD OF DIRECTORS**  
CLUBHOUSE, JANUARY 21, 2020  
BOARD MEETING 6:00 PM

Board Members: Pam Childers – President, Philip Velez – VP, Brian Andrews – Treasurer, Stephanie Traynom – Secretary, Shane Broussard, Joe Smith, Robert Stuck, and Manager, Tammy Bohannon.

Absent: Shane Broussard

The monthly board meeting for Boardwalk Condominium Association was held on Tuesday, January 21, 2020. The meeting was attended by Board members Pam Childers, Joe Smith, Brian Andrews, Robert Stuck, Phillip Velez, and Stephanie Traynom. The other owners in attendance were, Skip Larson, Jerry Ray, Bruce Childers, Katie and Keith Condon, Kevin and Delores Holtmann. The call in owners were, Sherry Larson, Perry and Melissa Doddrell, Judy Pierce, and Claire Perry. Tammy Bohannon, CAM was also in attendance.

The meeting was called to order at 6:06 pm by Pam Childers. Pam gave an introduction and background to the 2020 board of directors. The next topic for discussion was insurance. Tammy had invited Matt Simpson with Gilmore Insurance, to give us his perspective as to how he could help us with our insurance needs. Mr. Simpson gave his remarks and at this point the insurance research will go thru Brian Andrews who is well versed in this area. Brian has been working with Gambrell and Sturges, our current insurance provider, to see why the \$20,000 refund they owe the association for the wind mitigation has not been received. They are still asking for more information therefore a new wind mitigation report was done on December 17, 2019.

The Treasurer's report gave a historical perspective to the changes from PMA to Linda Watson as our past CAM and now to Tammy Bohannon. Tammy and her staff, along with the assistance of Pam Childers is in the process of finalizing the financial documents, and all of the necessary reconciling of accounts for all of 2019.

On December 17, 2019, several board members and Bruce Childers met with Suzanne Blankenship, a certified condominium attorney, to discuss several topics. Rules Enforcement, late fees, liens, and the selling of condominium assets. We will be assessing the best way to move forward addressing these topics.

Phillip Velez put a motion that in 100 days (April 30, 2020) a ballot will be sent to all membership to vote on the topic "To sell or not to sell the Boardwalk owned unit, C13". Robert Stuck second. According to our bylaws there must be 75% approval in order for it to pass.

Joe Smith gave a construction committee report. The maintenance worker, Doug Johnson, has been working out well and Joe gives him high marks. We rebuilt 9 walls last year, and there will be 9 more this year. It was stated that the 2 major reasons for the condition of the walls is the weight of the hurricane doors installed after hurricane Ivan 2004, and improper installation of flashing at that time. At the construction meeting it was determined that the rotten siding under the kitchen windows can be resided, caulked and painted using paint reserves that are set to be spent in 2021 budget. Any rebuilds already in process are also included in the painting project. The 2021 reserve paint budget is \$262,000. We are also aggressively replacing spindles and handrails and changing color to white, with stainless steel screws. At this time, we also want to change the exterior wall color. The end units A28, and F1 need deck replacement at a cost of \$12,000 each. Safety and appearance are our main priorities. Joe Smith and his construction committee have spent an immeasurable amount of time working on solving our problems. Roofing will be needed soon and some discussion was made as to researching and finding potential roofers. The pool was discussed and Skip Larson with Skipper's pool has offered to help until we find a permanent pool service provider.

The website is being updated and should be more accurate soon.

A workday with a potluck dinner sometime in April is being organized.

The CAM will begin compiling a list of violations of code enforcement.

We also want to establish a rules committee at our next meeting.

Schedule Next Meeting: February 20, 2020

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Respectfully Submitted,

*Stephanie Wagner*

Secretary  
Boardwalk Board of Directors

2/10/20