



BOARDWALK
CONDOMINIUMS

MEETING MINUTES
OF BOARD OF DIRECTORS

CLUBHOUSE, FEBRUARY 20, 2020
BOARD MEETING 6:00 PM

The monthly board meeting for Boardwalk Condominium Association was held on Thursday, February 20, 2020. The meeting was called to order at 6:08 pm by Pam Childers. The Board members in attendance were introduced by Manager, Tammy Bohannon as follows: Pam Childers, Robert Stuck, Shane Broussard, Joe Smith, and Stephanie Traynom. Absent board members were Brian Andrews, Philip Velez. Other owners in attendance were Skip & Sherry Larson, Melissa Doggrell, Robert Morris, Lydia Spencer. The call in owners were, Greg Vierhilig, Perry Doggrell, and Bruce Childers.

The Proof of Notice of Meeting-Confirmed

Motion to approve meeting Agenda by Stephanie Traynom, second Joe Smith, all others in favor.

Motion to approve January 21, 2020 Meeting Minutes by Robert Stuck, second Shane Broussard, all others in favor.

Pam Childers announced that our 2019 financials are ready for audit by Carlson & Company. Tammy Bohannon and her staff worked diligently with Pam Childers to get the financials ready for audit. The 2020 special assessment of \$3,300.00 for the \$273,000 needed for construction has to date had \$42,000 collected. Membership has until March 30, 2020 to pay. Centennial Bank is fully functional now with all payment instructions clear for monthly dues and the current assessment.

The insurance information collected by Brian Andrews was presented by Pam Childers. The 2019 wind mitigation refund of \$20,000 is still in process. Gambrell & Sturges is still asking for more information. We will be ready to make a decision for the insurance renewal date of March 18, 2020.

Tammy Bohannon presented her CAM report. Doug is working hard on replacing spindles on F and D buildings, the interior of B, and the front of A. A 30 day drying time is needed for new spindles before they are ready to paint. It was reiterated that the system for reporting maintenance needs should be reported thru the website.

The community work day and pot luck dinner organized by the construction committee and led by Alan Slusher was addressed by Stephanie Traynom. Alan was unable to be present. A handout was made available to outline the plan of painting storage doors and cleaning dryer vents with potluck dinner to follow. The date for this is April 25, 2020. Skip Larson volunteered to look into a new type of cleaning system for dryer vents for us to use.

The Construction Committee update was provided by Joe Smith. We are moving forward the paint reserves for 2021 to use in 2020 for the kitchen wall replacement and painting. Focusing on A building

and aggressively working to complete walls, spindles and rails before summer. The schedule will be as follows: A and F buildings by February 28th, B building March 6th and to start C, D, & E on March 6th, with plans to complete all siding and painting by Memorial Day. Buildings D & E will be postponed if schedule is not met. Pressure washing is to begin, so we will be emailing everyone to move everything away from walls to facilitate a smooth process.

The Paint Committee update was presented by Stephanie Traynom with the colors Sherwin Williams Watery (6478) as the siding color, and the trim color of Sherwin Williams White (7006). Stephanie Traynom made the motion to accept these 2 colors, Joe Smith seconded, and unanimously passed.

Joe Smith reported on the roof replacement bids. Our reserve budget for roofs due for replacement in 2021 is \$227,000. With current bids all roofs would come under budget by \$30,000. We are still waiting on a 3rd bid and Philip Velez will report back once it is received.

Joe also reported on maintenance. He recognized Doug Johnson's hard work with the pool, and general maintenance. There will be 2 more workers starting the next 2 weeks to assist in spindle replacements.

Doug Johnson will be attending pool school in April to get his CPO. Ken with Splash Pools is overseeing Doug until then. Tammy Bohannon will talk to Skip Larson and Rob Morris about pool maintenance and report back.

Tammy Bohannon reported on the violation log she has been keeping, noting that the Rules and Regulations may need updating. Tammy also requested that all owners provide current keys, even if you have a combination lock on door.

A Rules and Regulations committee was created with Melissa Doggrell, Rob Morris, Bruce Childers, Sherry Larson, and Tamara Stuck as members with a meeting date to follow.

The next meeting was set for March 26, 2020.

Meeting was adjourned at 7:31 pm.

Respectfully submitted,

Stephanie Traynom

Secretary

Boardwalk Condominium Association