

## **BEACHWOOD BANNER**



### **Winter 2024 Edition**

#### **FROM THE BOARD...**

We were blessed with a relatively mild fall, but cold temperatures and winds are here now. Many preventive actions have been taken as a result of last year's storm and power outage. Please do your part by following the rules regarding how manage your unit's systems during winter. Guidance is available on the website at: <https://bvcoa.com/absenteeowners-winterizing.pdf>

### **THREE GOLDEN RULES**

- **Turn your water off when you leave your unit unoccupied**
- **Check your leak detector when you turn the water on after an absence**
- **Obtain assistance from a plumber if you feel uncomfortable with these procedures**

**To assist you in completing these tasks critical to avoiding damage to our property we have prepared a 7 minute video tutorial....[CLICK HERE](#)**

**Projects Completed:**

We are pleased to announce the successful completion of several projects, enhancing our community's aesthetics and functionality:

- The new community room is complete with the addition of new exercise and entertainment equipment and protected by a security system that uses your pool FOBs for entry
- The tennis and pickle ball court resurfacing has been completed
- Building 2 soffits have been replaced and insulation added
- Building 2 northside exposed steel column painting
- Building 2, 3 and 4 northside caulking
- Building 4 repairs to landscape bricked in area causing water leaks into the stairwell and garage
- Repairs to Building 2 Lanai concrete joints
- South painting and siding repair

**Projects Underway:**

We are making progress on several ongoing projects:

- Soffit repairs to 1505 and 1507
- Rainwater leaks are continually addressed as they appear
- Cracked concrete drive replacement and new grate between buildings 3 and 4 garages.
- Pool coping and waterline tile replacement
- New vinyl tennis court fencing installation
- Inspection of South Side crawl spaces
- Damaged/deteriorated metal door replacements Building 2, 3 & 4

**Projects in planning:**

- Roofs for the northside buildings
- Carpet replacement Building 3 & 4 walkways
- Rubber stair landings and treads Building 2, 3 & 4
- Elevator lobby tile installation Building 2, 3 & 4
- Elevator tile replacement
- Landscape refurbishment
- Garage ceiling painting Building 2, 3 & 4
- Building 2 Lanai re-coating

**Town Hall Meeting**

There will be a Zoom town hall meeting during February to present and discuss an amendment regarding financing of major capital projects. You will receive an invitation.

#### **Marina Update:**

The rental of docks for 2024 has already exceeded the operating cost of the marina for next year. The excess money will be maintained as an asset of the association for use in future capital projects in the marina.

The west wall decking was replaced and the all decking will be cleaned and sealed this spring.

We are installing a kayak rack on the east wall

A new Marina website page launches on 1/15/24 to provide access to the new services available to all residents.

2024 season opens on 5/1/24.

#### **Lawrence-Vantaca Access**

Many of our residents have not yet set up accounts on the Vantaca program used by Lawrence for BVCOA. Your account allows you to pay online and track your personal financials. It also gives you access to the latest BVCOA financial reports and provides a second method of entering workorders. We are currently continuing the older website workorder system to service residents who do not yet have Vantaca accounts. Getting all workorders into one system is the long term goal. Vantaca allows users to directly control their contact information.

#### **Unit Entry and Contact Information:**

Providing a key or means of entry into your unit for emergencies is essential to avoiding damage to our units, as required by our Declarations. Providing access for immediate corrective action during emergencies is considerate of your neighbors and helps prevent further damage.

Correct contact information is also critical along with providing a unit key to the Association. If you have any issues, please reach out to Lawrence Community Management for assistance.

#### **Thank You**

Thank you for your continued support in making our community a wonderful place to live. Stay healthy, safe, and warm this winter.

BVCOA Board of Directors