BBPOA 2023 Special Assessment for Bulkhead Management

In 2022, $6500 spent for bulkhead repair for projects requested in late 2021. No funds and no new repair request were approved or scheduled in 2022.

As of 1/1/23 there is approximately $25,000 in the Bulkhead Management account with current repair request for a minimum $30,000 based on past cost.

The issue today is the contractor we have been using is no longer a possibility. The past cost for Bulkhead Management was well below current market cost and finding a contractor to provide bulkhead service is a big challenge. When we do find a capable service provider, BBPOA can expect to pay a much higher price.

Therefore, it is important to plan ahead to achieve the best price possible which will require: 1. To schedule multiple projects under one work order for efficiency and 2. Provide the necessary funds required fund the projects.

Having a reserve of $25,000 and current request of $30,000 to $40,000 based on anticipated new pricing, a Special Assessment of $250.00 per member is requested to fund Bulkhead Management projects for 2023.

All future repairs must be requested in writing so the projects can be scheduled for efficiency and the required funds are available. There is a possibility for future Special Assessments at any time for unplanned necessary projects.

A special thanks to Mike Socha, David Davenport and Richard Hyde for their efforts to keep your bulkheads managed. They have volunteered their time for the past four years and before them Ron Simmoms and Roger Horan. These positions are critical to the value of our community. We cannot expect a few to provide so much.

Please step up and help!

Please contact me with any questions you have.

Tom Mikulastik, President BBPOA