



Imperial House of Venice

c/o Sunstate Management Group
P.O. Box 18809, Sarasota, FL 34276
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October 27, 2020

Dear Unit Owner:

A Special Assessment meeting is scheduled for **November 18th, 2020 at 10:00 AM** via Zoom.

The special assessment is being considered for Pipe Restoration of sewer line at Imperial House and installation of French Drain or Drywell at the Courtyard/Annex Building.

The Items being considered:

| | |
|---|--------------------|
| 1. Drainage issue – Sanitation Line Blockage – Units 103 and 104 Clean Up | \$149.00 |
| | \$597.04 |
| 2. Pipe Restoration Solutions - failed section of sewer line | \$16,225.00 |
| | \$3,000.00 |
| 3. SPT Plumbing to clean out 4" PVC at 103 | \$500.00 |
| 4. Asphalt replacement by Advanced Asphalt | \$1,750.00 |
| 5. French Drain proposal for Courtyard | \$5,850.00 |
| 5. Management Fee | \$250.00 |
| Total cost for all the above projects is: | \$28,321.04 |
| Contingency x 10% | \$2,832.10 |

TOTAL **\$31,153.14**

Below is the breakdown of the Special Assessment per Unit size:

| Units | Unit size | Total Per Unit |
|--------------------------------------|------------|----------------|
| 106, 107, 108, 206, 207, 208 | 1 bedroom | \$ 649.02 |
| 101-104, 201-205, 301 thru 605 & 209 | 2 bedrooms | \$ 865.37 |
| 109 | 3 bedrooms | \$ 1,298.05 |

**Total Special
Assessment** **\$ 31,153.14**

Michelle Thibeault, LCAM

By Direction of the Board of Directors
Imperial House of Venice