

## CONSTRUCTION NOTICE

With the coming of summer, there has been a lot of Applications for Alterations received, which the Board of Directors sincerely appreciates. Some of the upcoming projects require both permits and the work to be performed by licensed contractors. Please note that any demolition work and renovation of a unit here at the Imperial House requires licensed contractors including the general contractor, electricians, plumbers, HVAC companies and flooring companies. The reason should be self-explanatory, but the overall reason is for the compliance to code updates for the safety and assurance to the Association that the work done meets our requirements. Examples of this would be tile or hardwood floor installation with the use of cork for sound deadening, or for the necessity of all new electric work to be in conduits.

We have also had requests for the tiling or carpeting of lanais. Back in 2002, all of the lanais were replaced due to the existing steel joists and rebar rusting out. Water was being retained in the concrete and degrading the actual load bearing capacity due to owners tiling or carpeting their lanai. It was extremely costly and had to be paid for by a very large assessment to each owner. The lanai replacement included new steel joists and rebar, splicing to the existing ledger, new edge beams and galvanized decking, new concrete and ceiling stucco, and painting. New aluminum and screen enclosures were also installed. After that large assessment Imperial House policy was amended to state that no tile or outdoor attached carpeting could be installed on the lanais. The project engineering firm stated both products would encapsulate the lanai and allow water to start the same process that destroyed them once again. Tile is also considered too heavy a load for the cantilevered support factor needed which could compromise the concrete causing cracking. We thought it important to review this since we have quite a few new owners.

Please remember that you must share the required Imperial House building specifications with the contractors you hire to complete your remodel. They must be licensed and insured and copies of that should be filed with Sunstate. It is also important that when there is extensive work to be performed, the drawings and specifications citing the extent and materials to be used be attached to the application so that approval will not be delayed. Please note that it is a charge in the Declaration of Condominium and the Rules and Regulations, to the Board of Directors, that they review and approve all alterations done to the Imperial House, including inside of units.

The Board of Directors thanks everyone for their cooperation with the application requirements, and thinks that the improvements will enhance the value and desirability of the Imperial House.

Wishing you all the best,

Ken Mathys, President