



IMPERIAL HOUSE OF VENICE

January 2017 NEWSLETTER

Happy New Year to everyone. I want to keep everyone up to date as to what's happening at the Imperial House in 2017.

The results of the annual election for the Board of Directors and subsequent officer election were as follows:

President	Ken Mathys
Vice-President	Kaleel Skeirik
Treasurer	Dave Gardner
Secretary	Bob Dolle
Member at Large	Rick Kosten

The Board of Directors during 2016 worked very hard to address the many issues and emergency repairs that have unfortunately caught up with us due to the age of the building. This was under the direction of Bo Reinholz who deserves big kudos for his leadership and hours of work during this past year. Thanks Bo!

Items that were addressed during 2016 consisted of replacing the electrical transformer box, resurfacing the parking lot, replacing the damaged northeast front wall, replacing the high pressure elevator line, repairing the elevator piston housing, cleaning and lining the cast iron plumbing stacks and waste lines for the Courtyard units, lining the roof drain lines on the High-rise and drywall repair including dry out, and mold remediation caused by the leaks discovered, replacing a vent stack and waste line in Courtyard laundry rooms in two units, replacing the pool heat pump, replacing of water line and dry out, mold remediation and drywall replacement from a broken copper line, repair of shingles on the Courtyard roof, and the repair of several leaks discovered on the roof of the High-rise.

The Board still has items on the agenda to repair or replace in 2017 including the potential resurfacing of the Highrise roof, replacing stairwell and storage room doors and frames where needed on a scheduled basis over time, replacing porch and walkway light fixtures and fire exit fixtures, installing a vertical plumbing line on the High-rise with hose bibs on each floor to provide availability for pressure cleaning, and potentially replacing the elevator interior surface. Tabled for the time being are the potential replacement of the perma-stone at the elevator and the porte-cochere and re-addressing the stairwell floor and stair surfaces. By completing the items in 2016 and those proposed for 2017 and beyond, the Imperial House will once again be a proud structure, your investment will be protected, and values will likely be enhanced with the real estate market.

A couple items of note: The "Season" is upon us and if you have leased your unit and have not provided the proper application for Board approval which is required by our Condo rules and regulations, you must complete the new Rental Application found on the website or by contacting the Management Company. Also, we have been informed that bicycles cannot be parked or stored on walkways as it is a fire code violation. Bicycle storage can be inside units, storage closets, or at the bike rack only.

Ken Mathys