



# IMPERIAL HOUSE OF VENICE

February 2017 NEWSLETTER

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Hello to all. We have enjoyed warmer than usual temperatures throughout most of January, with only a few fronts coming down from the north to lower temps for a day or two and then back above the average. All and all it's been a nice beginning of the year.

The Imperial House is pretty much full with seasonal renters and owners making the most of winter in Florida. We have once again had difficulty receiving many of the required rental applications as some owners apparently are of the opinion they don't have to participate with the rules of the association. It really is necessary to have the application 30 days prior to the beginning of the rental because they must be reviewed and approved by the board. This is for the legal protection of owners as well as the Association. We spend days to weeks trying to get compliance and it is frustrating.

The January Board of Directors meeting was held on the 23<sup>rd</sup>. Items discussed and/or on which action was taken, included the following: (1) As to Receivables to the Association for HOA dues and any Special Assessments, we will be charging late penalties as well as interest at 18% on outstanding balances. On HOA fees, the due date is the 1<sup>st</sup> day of the quarter due (January, April, July, October) with a 10 day grace period. If not received, the late fee will be imposed and interest will be charged from the 1<sup>st</sup> day of the quarter (due date). As to Special Assessments, the same applies based on the date due determined by the Directors. We must keep our operating account funded to pay our bills and to fund our reserve accounts which are heavily depleted. We are running a business and must treat it as such as our budget is tight. (2) We had budgeted additional funds for landscaping improvements which are going forward. (3) It is now a requirement as of 12/31/16 in Florida law that the Owner provides the Fire Sprinkler Waiver to any buyer or renter of a unit prior to sale and prior to tenant occupancy. If you have not done so the board urges you to comply. (4) We will be finalizing our bids and decision at the next meeting for replacement of exterior lights at unit doors and ceiling walkways, as well as the beginning of replacement of stairway doors, trash chute room doors and storage room doors on a scheduled basis over time. These items will require special assessments as there are no funds in the reserves for these needed improvements to our infrastructure. Work to be scheduled after May 1<sup>st</sup>. (5) A water supply line will be installed with hose bibs on the 2<sup>nd</sup>-6<sup>th</sup> floors of the Highrise for power washing. (6) Replacement of the stairwell flooring surfaces and steps with a new and affordable non-slip product should be finalized at the next meeting. This will also be a special assessment. (7) As a service to homeowners, information is still being gathered on epoxy lining of copper pipes to guard against pinhole leaks. (8) Bids for replacement or re-coating of the Highrise roof will be discussed at the next meeting. (9) Discussion on potential changes to rules and regulations carried over to next meeting as our time ran out. Next meeting is scheduled for March 6<sup>th</sup> at 2:00pm.

A reminder to all; any major projects for unit renovation or repair must fall between May 1 and December 1. This is true for major work on the building exterior as well. Exceptions would be for emergency repairs. Please use the Application for Alterations (Attachment D) and submit it to the Management Company, prior to any work beginning for review and required approval by the Board of Directors.

Ken