



March 2017

IMPERIAL HOUSE OF VENICE

Hello to all. Sorry for the delay but it's quite busy here and this is a little late in coming out. The Board of Directors meeting was held on March 6th. Discussions and action on the following items took place.

(1) As to financials, the majority of Association fees and all Special Assessments have been paid. As a reminder, April 1st is approaching and your second quarter Association fees will be due. Please understand that we have a tight budget and we need to keep our Operating Account funded to pay our bills. (2) The Landscaping Committee reported on the progress being made towards the replacement of several plantings to provide more color to the landscape, and for the removal of a few shrubs and trees that are dying or in bad shape. An example is that one of the palms near the pool was damaged by a child of one of our guests who removed bark from its lower section with a shovel blade. The tree will not survive. We hope that visiting children are better supervised by their parents in the future. Nonetheless, the front wall was power-washed, the cracks were caulked and it was painted and is ready for the planting improvements. (3) Roofing bids were reviewed and it was decided that we are going to go the re-coating route to increase the life of our current roof on the Highrise for another 10 to 12 years, when re-roofing will be necessary. The vote to proceed will take place at the next meeting, after we receive clarification to a few questions. We might even get a few more years out of it, if we're lucky. Repairs to a section of the Courtyard mansard roof were approved (\$1,351.00), to be completed after May 1st. (4) The cleaning, paint removal and coating of the tower flooring with a non-slip material to improve the look and safety of the landings and stairs was approved (\$8,953.56) and will be completed after May 1st. This will be part of a coming special assessment later in the year. (5) Exterior door and walkway lighting replacement was discussed, and several questions need answers before proceeding. (6) Exterior walkway door estimates for the Highrise were discussed by a representative of Builders Door & Supply. Final bids will be coming and a schedule as to how many to replace annually will be decided. This will be completed after May 1st and will be part of a coming special assessment later this year. (7) Discussion was held on installing a shut-off valve for water to Stack 3 and bids will be obtained. (8) Damaged pool furniture has been repaired and returned for use. (9) We received a plumbing assessment and estimate for the Epoxy copper pipe lining process of \$5300 to a Unit owner, and pass it on to you for your individual consideration. The bid was from SPT. If you have questions, call Sunstate Management for details and contact information. This is a process that seals the owners aging copper pipe interiors against pinhole leaks and is an owner's alternative to re-plumbing. Once installed, this process would prevent excessive drywall damage, etc. to the unit below you. (10) In an executive session discussion was held regarding two legal matters which will be disclosed when we have all the facts in place.

It also needs to be noted that Stan has been doing a nice job with routine repairs and cleaning. He is learning fast and becoming an important asset for us. Give him an "Attaboy" when you see him.

Ken Mathys