



## *IMPERIAL HOUSE OF VENICE*

April 2017 NEWSLETTER

Between Season and Spring Break it has been extremely busy here at the Imperial House; lots of people coming and going. Just a reminder that our Declaration of Condominium in 16.2 (a) does require that a unit owner give notice to the Directors as to who will be in a loaned unit if the owner is not in residence. Now that many renters will be leaving and owners go back after Spring Break, another reminder to make certain that in vacant units the water is turned off, thermostats are set on auto and at 78 to 80, and that toilets are closed off using plastic wrap and a weighted item on the closed seat. This is to deter a possible rodent entry point into a unit. Our neighbors at Gulf Horizons suffered a recent infestation and have even had cars damaged by gnawing rats. We have monthly trap baiting and have taken steps to close off building access, but we cannot control toilets drying out and sewer line access, so we need your assistance for everyone's sake. It is also highly recommended that a weekly inspection on vacant units be made to make certain all is well.

I'm sad to report the news that Adrienne Tobiason was in a major traffic accident and did not survive. She and Ralph were here for many years and had recently sold their unit and returned to Chicago. We express our condolences to Ralph and the family. She was a gentile and happy person and will be missed.

In our recent board meeting much discussion was held regarding our roof situation. It now seems that our initial thoughts of coating the High-rise roof and hopefully getting another 10 to 12 years until we could bolster our reserve may not be possible. Of the 5 bids received from local top roofing companies, 4 do not recommend another coating. The original roof (1969) was covered in 1990 with a membrane type system over the original tar and gravel, and was re-coated in 2008. Our warranty has long expired and according to the experts, it's time for a new roof. We have decided to do extensive research on the new products available, check out the roofers thoroughly and gather answers to many questions to the process and potential cost overruns. We don't know what's under the roof and when it's taken down to the concrete slab we may discover additional issues. We'll have a more extensive report soon, so be patient. We also discussed and made motions to proceed with replacement over 3 years of walkway doors on the High-rise due to their deteriorated state. Replacement of door lighting, walkway lighting and fire exit signage all of which are original and in fair to poor condition was also approved. Final numbers are being obtained because of adjusted time periods and elimination of some fixtures. These will be included in a coming special assessment later in the year. The first phase of new landscaping has been completed and from comments by those attending, looks great. It will still need time to mature, and will add much more color to the grounds. We are also having the necessary plumbing work needed to add a shut off valve to the Number 3 stack in the High-rise so that now all stacks can independently be closed off without shutting off water to the entire building. The roofer for the repair on the Courtyard roof was also here yesterday to complete that work order. A vote was taken and passed to table all discussion of any rule changes which passed. Should any owner have a complaint regarding adherence to any existing rule or regulation, a written complaint should go to the management company who will forward it on to the Board for deliberation.

Ken Mathys