



THE IMPERIAL HOUSE OF VENICE May 2017 - Newsletter

Venice has returned to its small town character with much less traffic. We do not have a Board meeting until May 23rd, but I thought it best to let everyone know what is going on. Its turtle season and we already have nests on the beach.

We had our annual Fire code Inspection and had a long list of mostly minor repairs and fixes that Stan has whittled away at. By the way, Stan just celebrated his one year anniversary working here at the Imperial House, and is doing a fine job with keeping the building clean and being able to handle just about everything he's been asked to do. The following are items that need attention. 1) Dryer vents which is the owner's obligation to keep cleaned and clear, top the list. Some units were notified of the need for cleaning as the fire inspector wrote them up. Everyone should take the time to check and periodically have the vent line and external vent cleaned for fire prevention. 2) The trash doors not automatically closing (another fire code violation). We are looking into this to repair or replacement to make operational, but in the meantime please manually close the door. 3) Some stairwell doors are not closing properly (fire code violation) and those are being replaced during the upcoming summer months and have already been approved. As a reminder, the high-rise stairs and landings will be resurfaced with an industrial non-slip product to improve their appearance, and has been approved and is to be scheduled to start next month. Other approved work includes replacement of ceiling and door lights as well as fire exit signage, which is also being scheduled for the near future. We also expect the addition of hose bibs on each floor to be completed shortly, to aid in the power washing of walkways, etc. So, a lot is being accomplished to aid in improving the overall condition of our buildings.

The topic of the High-rise roof is to be discussed at the upcoming May meeting. All of the directors have received a mountain of material and bids to review so as to be well informed as to the direction we decide to go. Our Property Manager, Michelle, is also a wealth of information as she has overseen over twenty roof replacements, and has the knowledge to ask the right questions and to make certain the schedule is kept as work proceeds. It seems that the replacement is the looming answer, and we intend to do all we can to make certain we make the right decision as this is a big job. The owners of the 6th floor units need to have regular inspections on their property with the rainy season coming on us. We have already experienced one roof leak the past week with only a passing heavy downpour.

Finally, as a reminder, since we resurfaced the parking lot last year, this year we will need to seal it so it will last longer. It will not be done until after the roof work is completed, but please keep in mind that it will eventually be scheduled for some time later this year.

Ken Mathys