



THE IMPERIAL HOUSE OF VENICE June 2017 - Newsletter

Summer is just around the corner and we are beginning to see the typical hot days with afternoon or evening rain. Lots of turtle nests on the beach. Here at the Imperial House we are seeing work commence to address the numerous improvements on the property. Please keep this in mind and check with the management company to see what is scheduled if you are planning a trip down or have guests coming for a stay.

To date, the trash chute doors have been replaced and we are in the process of installing the stair doors to meet the fire code standard. The High-rise stairs and landings are scheduled to have the floors resurfaced in late June-early July temporarily closing off the north or south stair well to complete this work. The new lighting fixtures are in and the electrician is scheduled to begin in late June-early July as well. The big project of the replacement of the roof on the High-rise building should be underway in July depending on weather conditions and realistically we anticipate 2-3 weeks for its completion. So you know, all of those units in the High-rise are having a survey done on the air conditioner associated with the unit to determine its condition. If replacement is needed, depending on the number replaced as well as having a crane on site to lift the a/c unit to the roof, there will be a considerable saving should an owner decide to replace the unit at this time. When the report is finished, you'll be notified. The hose bibs have been installed on each upper floor of the High-rise and Stan has already been power washing the walkways, walls and ceilings.

You should have all received the Special Assessment Notification of the meeting scheduled for June 15th at 2:00pm. This spells out the items above as to the cost associated and includes the Special Assessment for each unit. The Special Assessment Invoice is also included which will be due on July 1, 2017.

Wishing everyone good health and a fabulous summer of fun.

Ken Mathys