



THE IMPERIAL HOUSE OF VENICE

JULY NEWSLETTER

The weeks preceding the 4th of July were quite busy at the Imperial House this year as was the 4th itself. There were lots of owners and friends and guests down or visiting during this time. As a reminder, please notify the Board via the Management Company using the loaning and guest notification form found on the website. It is required by the condo docs, and it gives everyone here a notice as to who is using a unit. It is also important to remind everyone using the Hospitality Room, that cleanup is the responsibility of those who reserve it for use. At days end, both the Hospitality Room and the Pool Area should be clear of all items and clean. I received more than a few complaints about these areas, and am just passing them on. Also, the pool light must remain off during turtle season. Speaking of turtle lighting, please be careful walking through the tunnel from the front walkway to the pool area at night as you must step up and down and the lighting is minimal due to the turtle regulation.

The work taking place at the Imperial house is now beginning in earnest. The roof replacement is scheduled to now begin on July 10th. If you have not received or answered the letter regarding the potential for air conditioning and air handler replacement, please do so immediately by contacting Mark Harvey with McCutcheons HVAC at 941-921-7208 as to your decision if you were one of the units noting that your system needs to be addressed. Everyone was sent the notice; so should you decide on the replacement option, it is your responsibility to arrange for this to be done without delay. The replacement of the doorway, walkway ceiling lights and fire exit signs is beginning today. The cleaning and re-surfacing of the Highrise stairs and landings has been delayed until late July to early August to allow for the roof completion. The stairwells will be closed for about 3 days each (one at a time) to allow for this process. The fire doors have been installed, and the painting of them will be done soon as well as the stucco repairs around the frames. As a reminder please contact the Management Company to be apprised of exact dates of changes that may happen due to weather, etc. should you be considering a trip down or have guests coming to use your unit. Parking will be disrupted due to the crane, materials and dumpster being on site so we will have to alter parking spots. There will be lots of noise during the day when the roof is being replaced and when the A/C units are being moved to install the roof and new racks so there will be times when there will be no air conditioning in your unit. The pool will also be closed for periods of time because of safety concerns. Finally, the coating of the parking lot will be scheduled for some time in September. As you know the special assessment to pay for much of this work was due July 1st, and must be paid by the 15th to avoid a late fee and interest.

The Imperial House is looking good as the landscaping is doing well and with all the improvements happening, should be a home you can be proud to own. To close we need to welcome some new owners. Mark & Della Hudak are now owners of 106 and Richard Barbito & Bina Dhariwal now own 208. Please greet them when you have the opportunity. Bo & Marilyn Reinholz have their unit under contract to settle in late July. By the way, Bo sent me the attached letter which he found in his condo docs. Please read it and see how things seem to remain either the same or controversial.

Ken Mathys

IMPERIAL HOUSE OF VENICE, INC

May 9, 2000

To all Unit Owners of The Imperial House:

This letter is inform you that at the May 8th meeting of the Board of Directors the Board approved the new and revised Imperial House "House Rules and Regulations" dated May 2000. Your Copy of the House Rules and Regulations have been placed in your Unit by 2 Board members. Please put the NEW House Rules and Regulations in the black binder that belongs to your Unit titled "Important Documents". You may also make copies of the new House Rules and Regulations. We ask that you dispose of the old House Rules dated April 1995. Please take the time to read the New House Rules and Regulations so you may familiarize yourself with any changes. It is every Unit Owners responsibility to make sure that all Renters and Guest have access to these New House Rules and Regulations as they must follow them as well as Unit Owners. We hope the New House Rules and Regulations, dated May 2000 are easier for you to read and understand.

At this time we would like to bring to your attention the Renting and Loaning of a Unit. You as the Unit Owner are responsible for seeing that the Board of Directors receives, as outlined in the Rules and Regulations, either the New Rental Application or notification of guest if loaning your Unit. Please feel free to make copies of the Rental Agreement as often as needed or you may see any Board member to obtain more copies.

A Unit may not be loaned or rented more than 4 times in any year and each time must be at least 90 days. Please note - you can not loan or rent 4 times in two months! This is a growing problem here at the Imperial House and we will be taking steps to see that the Rules and Regulations are upheld by ALL not just a few. Please in consideration of your fellow Unit Owner and for your protection as well as the protection of all Units - Notify the Board when someone is renting or you are loaning your Unit.

The Owner and only the Owner of a UNIT may have one small pet and that pet must be registered with the Board of Directors. In the past we have had renters and guests bring in pets. This will not be allowed and it is up to you, the Unit Owner, to make sure your renter or guest knows this rule.

Sincerely,

Nancy Holley, pres.
Nancy Holley, pres.

Board of Directors