



THE IMPERIAL HOUSE OF VENICE

August 2017 Newsletter

Hello from Sunny and Hot Venice,

Our weather has been really steamy with seasonal rains and thunderstorms, or as we know it, just a typical summer. The City of Venice is still seeing quite a few tourists, and the traffic is very busy at times. It doesn't seem to be the sleepy little beach town of a few years back. We're seeing lots of construction and more people moving here all the time.

The good news is that our roof replacement has been almost completed with only a few wrap up items to do. The replacement of air conditioning units and movement to the new racks of those not being replaced is complete, with only a few repairs to still be made. All in all, the entire job went very well taking just a bit longer to complete than estimated. The replacement of the new exterior walkway ceiling and door lights is also essentially complete, except for a couple of fixtures that we were shorted in the initial delivery which has been ordered. The fire exit lights still need to be done. The High-rise stair and landing resurfacing has commenced and should be complete in a week. Plans are for the sealing of the parking lot to happen in September. Just a reminder to anyone who has yet to pay the quarterly dues or special assessment, as it is not past due. Please contact the management company if you have any questions.

We will be convening August 21st for our board meeting, at which, our Insurance Agent will be here to discuss next year's policy. We are also beginning the budget process for 2018. The only items left on our immediate to do improvement list include the replacement of the storage room and trash chute room doors in the High-rise, laundry and storage room doors in the Courtyard, and possible new interior for the elevator. Everything that has taken place over the past two years addressed critical repair issues that arose, replacement of fire code requirements, and replacement of items to improve the safety, infrastructure and appearance of the Imperial House. These all added to help to increase the value of your investment here.

We also need to welcome the new owners of 405, Dennis and Beth Nelson. I have not had the pleasure of meeting them, but look forward to seeing them when they come down to their new home. Wishing you all the best.

Ken Mathys