



THE IMPERIAL HOUSE OF VENICE

SEPTEMBER NEWSLETTER

Hello from the Imperial House,

We saw a total of 21 inches of rain over a 4 day period from 8/25-28. It was really a tropical depression that hung around for those days, but nothing like what happened in Texas. There was some local flooding in low areas and the Jetty was closed due to the high wave action. The surfers really liked it. We fared well as there was only some minor damage and a minor roof leak that was addressed immediately.

The roof replacement project is taking longer to finish due to building code requirements. A number of electrical connections on the roof had to be replaced due to updated code and several units still have the old dryer plug style electrical connections inside the unit for the furnace and air conditioning that must be replaced with a breaker before we can get the code inspector back to do final approval. Unfortunately that is taking much longer to complete than we would like to see, but it will be done. Florida contractors seem to have two speeds being slow and slower. A big thank you goes out to Michelle and Stan for all the oversight and assistance they have done to see this project through. When totally finished the manufacturer of the roofing material will do an inspection and issue the warranty via Colonial Roofing. As a reminder, anyone who is doing any alterations, renovation, remodeling or improvement work to their unit must make certain that they or their contractors do not place any construction material or waste in the dumpster or trash room. It must be removed off site for disposal. Only bagged residential trash may be placed in the dumpster. All work must be done between May 1 and December 1. Please use the Application for Alterations found on the website. The sealing of the parking lot will be in the later part of September, and it is planned that the underside of the carport roofs will be pressure washed prior to the sealing work. Please be advised that cars will need to be moved to other sections of the lot during this work.

We have started the budget process for next year. If you are planning to attend, the annual meeting, which is held on December 1, 2017 at 2:00pm, it will be in the Hospitality Room. The "Season" is coming up once again and as a reminder if you intend to rent your unit it must be for a minimum of 90 days and you must submit the Rental Application found on the website, fully completed and signed by owners and renters to Sunstate Management which will forward it to the BOD. Please submit at least 30 days prior to the beginning of the rental date. Following the Imperial House Condominium Declaration, no unit may be rented or occupied by a tenant without a completed and BOD approved Rental Application. Also, please take note that if you are delinquent on your quarterly dues, special assessments, late fees or interest, the Association has the power to collect the rent from your renter directly to pay your delinquency in full under Florida Statute 718.116. This is on the Rental Application and cannot be removed. The BOD will enforce this provision. Thanks for your cooperation.

Ken Mathys