



THE IMPERIAL HOUSE OF VENICE OCTOBER 2017 NEWSLETTER

Good day to everyone. As you all know we truly were very fortunate to have had Hurricane Irma take an interior track and only hit us as a Category 2 storm. The Imperial House fared well as we only had some minor damage to the mansard roof and soffit of the Courtyard buildings and only one roof leak also in the Courtyard that we are aware of. The High-rise did have one unit that had water intrusion due to the high winds driving rain water through an old stucco repair. We also had a large amount of damage to the landscaping. Not so good for other areas of Venice and the region. All of our damage is being addressed; however patience is necessary as there were many buildings that had more severe damage. We are waiting to receive bids or have acquired bids and are on the list to have the needed work completed, hopefully as soon as possible.

I must stress the importance of having your unit checked if you have not done so to ascertain its condition. The new roof on the High-rise weathered the storm perfectly and all work is complete and our warranty secured. The parking lot has been sealed and looks very good. When you make a visit to Venice don't be shocked by the loss of many trees and shrubs. Clean up is still going on and will most likely continue for weeks. We have had some difficulty with the dumpster being used for items other than bagged trash. Please remember that anything other than plastic bagged trash goes in either of the recycling containers as marked. If furniture, clothing, household items or construction debris, it must be removed off site by you for disposal. Small appliances can be picked up if you schedule them with Waste Management. Just let us know when and place outside of the trash room on the pickup day. Please be considerate of others.

We are currently working to finalize the budget for 2018 and you will have it in early November for review. Our Annual General Membership Meeting will be held on December 1, 2017, at 2:00pm in the Hospitality Room.

Now for some sad news: Hilda Banks has passed away. She was a longtime owner and will be missed. We would like to express our condolences to her daughter, Michele Larson and her family. Also, our good neighbor Audrey Teper has decided to move north. If you would like to contact her with a card or note, her new address is c/o Oakmont Rochester Assistance, 3466 South Blvd. West, Room 151, Rochester Hills, MI 48309.

Another reminder as to "The Season" and rentals: we must receive a Rental Application for approval by the BOD before a tenant may occupy your unit. Please get your application in 30 days prior to the beginning date of your lease. If you have any questions, please read the condominium declaration and rules and regs. regarding rentals, or contact Sunstate Management.

Ken Mathys