

## December 2017 Newsletter

I want to first take a moment to thank all of the owners for their patience and financial investment over the past 4 years, as the Imperial House has under gone a great deal of repair and improvement. The following is what has been accomplished during that time span:

### 2014

1st floor walkway stamped concrete flooring was installed  
Courtyard steps and walkway resurfacing completed  
Installed new vinyl floor in Hospitality Room  
Pool marciting, refinishing, repainting, tile and new light  
Installed mesh fabric in pool fencing  
Elevator rehab of runners and shaft guides  
Emergency repair and lining of laundry plumbing stack

### 2015

1st floor Highrise stairwell, elevator, and storage room doors and frames were replaced  
Contracted to have Condensation Lines cleaned out annually  
Lined 3 remaining laundry stacks and 5 kitchen stacks in Highrise  
Replaced Umbrellas at pool  
Handrail in tunnel replaced with stainless steel  
Fire Alarm Monitoring System installed

### 2016

Courtyard plumbing stacks lined and laundry stack replaced  
Highrise roof drain lines lined  
Parking lot macadam re-surfaced  
High-Pressure pipe from elevator room replaced  
FPL electric transformer replaced  
Replaced Courtyard water heater  
Front wall damaged by Waste Management repaired  
Replaced pool heat pump  
Emergency repair of elevator piston and housing

### 2017

Replaced stairwell doors and frames on 2nd-6th floor in Highrise (remaining doors will be done over the next 2 years)  
Replaced Highrise stairwell flooring with new non-slip product  
Painted stair handrails in stairwells  
Repaired cracks and painted front wall at entry  
New doors on trash chutes and guillotine door in trash room

Installed a water line and hose bibs for 2<sup>nd</sup>-6<sup>th</sup> floors  
Replaced roof on Highrise  
Installed new front door lights  
Installed new walkway lights (in non-turtle view areas)  
Installed new fire exit lights  
Sealed parking lot  
Installed new air conditioning and handler in Hospitality Room  
New landscaping planted

As you know, to accomplish all of this we had to raise the quarterly HOA dues 12% in 2015 and 14% in both 2016 and 2017 to replenish reserves. We also needed to have a number of special assessments to handle some of the emergency projects and for replacement of some items. The proposed budget for 2018 shows NO increase in quarterly HOA dues as we have successfully rebuilt our reserves to a comfortable level and because we have accomplished so much in the improvement of the Imperial House in a very short time span. The only items remaining for 2018 and 2019 are the completion of the replacement of the storage room doors in the Highrise and Courtyard and the replacement of the trash chute room doors in the Highrise. Along with that we are looking at completely renovating the elevator interior cab and some additional landscaping. Funds for those projects are already available. Of course with the building aging, we must expect that other issues may certainly arise, but right now things look pretty good. I must commend and thank the BOD for their willingness to authorize the needed expenditures, to Michelle and her crew at Sunstate in overseeing projects and managing our Association, to Stan for all the work he has put forth as he has taken "ownership" of the property in that he sees things needing attention and takes action, to our Landscaping Committee for having the foresight to make improvements, and finally to our owners for your support.

Hurricane Irma may have given us some repairs that still are not completed in full, however we will get there. We are fortunate that we did not get the predicted direct hit. With that in mind, if you have not taken steps to protect your property to the fullest, please heed the warning shot we just received as the next one may not miss us. It may also be a good time to review your condo insurance to make sure any newer improvements are

covered in full. Talking to your agent and increasing coverage if needed is not a bad idea.

I am giving those that are renting their unit out during "Season" one last reminder to submit a Rental Application and Agreement to the BOD for approval of the rental. It is required that rental and loans be approved by the Board of Directors and that no tenant or guest can reside in a unit without said approval. Time is running out and we will enforce this provision so please send it in if you are renting your unit.

In conclusion, The Imperial House is back in really good condition. Let's keep her that way by making certain that all code requirements are met when you do any renovation or remodeling on your unit's interior, especially if it involves electric, plumbing or HVAC improvements. The BOD will do the same on any common elements and areas that complete your interest in the property. This is once again a building you can be proud to say you reside in, as it is one of the most recognizable on the beach. Best wishes for a wonderful holiday season.

Ken Mathys