

MAY 2018 NEWSLETTER

First of all, we have two new owners in the Imperial House. Please welcome Steve and Angela Daley in unit 102, and Joanne Reback to unit 402. Congratulations on your purchase of what we believe to be the best secret on the beach. We hope to get to meet you soon and should you have any questions don't hesitate to call Sunstate Management or talk with those of us here.

Second, we have a new Building Manager, Sarah Conrie. Sarah is quite experienced with twenty years in property management, and we welcome her to her new position. Lindsey Rhoades our previous manager has decided to work in the office instead of the field. Please welcome Sarah when you see her around the building.

Third, please make certain that your water to your unit is turned off if no one is in residence. We have again had an issue with a water leak. It is important to remember to have someone inspecting your unit while it is vacant. The Board has recommended a weekly inspection to insure there is no leak in your unit. It is suggested that you might want to check with your insurance company to determine if they have an inspection requirement to make certain that you are not deemed negligent while you are not here.

As an update, the board has approved the replacement of the remaining doors on the storage rooms and the trash chute room doors in the Highrise and the storage room doors in the Courtyard. We have conditionally approved the elevator refurbishing of the cab with new flooring, walls, LED lighting and adding the ability to hang furniture pads to protect the walls when moving items in or out of the building. We have agreed to add a series of stepping stones near the south end of the building to make it easier to enter from the parking lot during heavy rains when some ponding forms and we are having a new sign made for the pool area that meets the required Sarasota County ordinance. The Association has all of the needed funds for this work already in reserves and we are scheduling all of it to be completed. We know that these items will enhance the property and add towards increasing your unit's value overall.

With the "Season" over and school about to let out for the summer, Venice again has become more of the sleepy little town it is known for. Traffic has dropped off; there are fewer people on the beach and walking or biking about. But during the upcoming summer months the City has numerous projects planned including road work and re-working landscaping on Venice Avenue. There is quite a bit planned to be done to welcome back those snow birds once again come next winter.

If you plan to visit or have friends using your unit you may want to check with Sunstate and the City just to see how those summertime projects are progressing. We'll try our best to give you notice as to what's happening here. And of course if you are planning any interior projects of your own, don't forget to supply the Association with our required application for alterations for approval prior to any work beginning. Best wishes for a wonderful summer season from your Board of Directors.

Ken Mathys