



## THE IMPERIAL HOUSE OF VENICE

### 2018 December Newsletter and Annual Report

As the year comes to an end, we look at 2018 as one in which we were able to do needed repairs and renovations. This will benefit the owners as to future cost aspects, will improve the overall appearance of the Imperial House and help to increase its overall value. We did not have a board meeting in November, so this newsletter will sum up the remainder of the year.

First as to a summary of the Annual President's Report, the following were projects completed during 2018:

- 1) Repairs to the Courtyard roof and soffit
- 2) Storage room doors and jambs in Courtyard and High-rise were replaced
- 3) High-rise trash chute room doors and jambs were replaced
- 4) Stucco repairs around doors and painting of doors, jambs and stucco
- 5) Top Hat on trash chute repaired
- 6) Port Cochere roof repaired
- 7) New lights under Port Cochere
- 8) Cantilevered brace on Courtyard repaired
- 9) Locks placed on Courtyard laundry doors
- 10) Walkway installed at south end of High-rise for access when we have rain ponding
- 11) Painting of pool collar
- 12) New Pool Sign required by Florida law and Sarasota ordinance
- 13) Repair of roof drain line collapsed section in parking lot
- 14) Replaced faucet in Hospitality Room
- 15) New Mailboxes
- 16) Palm trees trimmed and landscaping upgraded
- 17) Water heater pan drain lines cleared and repaired for High-rise
- 18) Numbers now required by fire marshal on unit doors (owner's responsibility)
- 19) Elevator refurbished (some work still needs to be finished due to delays)
- 20) Many owners replaced hurricane shutters and screens; some windows and doors

All in all the Imperial House is looking great and our financial picture is very healthy. We were able to hold off on an increase to our quarterly assessment for 2019, but expect an increase in coming years. Thanks to the Board and the Landscaping committee for their service, to Sunstate Management for their support and dedicated work and to Stan for his efforts in maintaining the building and grounds.

As to the future, the Board is looking at the possibility of doing some remodeling of the Hospitality Room and replacement of furniture, as well as the refurbishing or



## THE IMPERIAL HOUSE OF VENICE

replacement of pool furniture. This is going to be discussed further and we will be forming a committee to make recommendations to the board should it proceed.

There have been some changes and reminders that I will repeat in this newsletter to inform all of any actions needed to be taken and of new regulations. As to the numbers on unit doors, they are to be metallic in nature to match existing door hardware 3 to 5 inches in size, placed 18 to 21 inches down from the top of the door and centered. This needs to be done by all owners as soon as possible due to this being an order by the fire marshal. By Florida law and Sarasota ordinance the pool hours are now dawn until dusk, there is no smoking or vaping in the pool area, there is no food allowed in the pool area, and beverages must be in unbreakable containers. Please read the posted rules poolside to make certain you or guests or renters are informed. Also as a reminder, no construction materials or waste, appliances, televisions, computers, hot water heaters or items larger than the dumpster are allowed to be placed in the dumpster by anyone. Between December 1<sup>st</sup> and May 1<sup>st</sup> of every year, no interior or exterior construction or alterations may be done to any unit. If any work is in process it must be stopped and not resumed until after May 1. If there is an emergency repair the Application for Alterations must be submitted to the BOD for their review and waiver approval if deemed an emergency. Any and all work must be done by licensed individuals and when required by code updated to meet that requirement. Permits are necessary when required by ordinance, and contractors must provide their Certificate of Liability Insurance to Sunstate Management before work begins in all cases.

As of now we have received only 8 rental applications for the 2019 Season. Last year we had 16 renters. If you have a tenant coming to the Imperial House this Season, it is imperative to submit the Rental Application and Agreement 30 days prior to occupancy for approval by the BOD per our condo docs. No rental is allowed without an approved application. Please remember that a renter may only use the designated parking spot for that unit.

Those elected to the BOD is a repeat of those who served during 2018 and all officer positions remained the same.

The entire Board of Directors wishes you and yours the absolute best for this holiday season and a very Happy New Year.

Ken Mathys