



The Empress Condominium

Expressions

Quarterly Newsletter

July 2017

Hi Everyone,

We are all anxious to see the balcony repairs completed.

It has been inconvenient and expensive however, necessary.

To date \$379,769.80 has been paid for the project which is about 65% completed.

The work is being done thoroughly and professionally with a great deal of attention to detail.

This will ensure that we do not revisit restoration of the balconies anytime in the foreseeable future.

Several unexpected issues, such as fixing all of the V balconies to ensure safety, removing all tiles and shutter tracks to completely waterproof the slabs, having to change contractors midstream and rain delayed the project by several weeks, which also added to the cost.

Despite these setbacks, we anticipate completion of the project by July 30th at a manageable cost.

Your patience throughout this difficult process has been commendable and is greatly appreciated.

We are aware of your concerns regarding the shutters not being up in the event of a storm. We have addressed this with the contractor and have been told there is a plan in place and a dedicated crew to respond quickly should the need arise.

Blessings!

Howard



Empress Board of Directors

**Steed Johnson
President**

**Carl Visscher
Vice President**

**Carl Valdiserri
Secretary**

**Jim Chemel
Treasurer**

**Bob Christianson
Director**



The Financial Statement and Independent Auditor's Report for the year ending December 31, 2016 for Empress is available. If you would like a copy, please either call (772-229-3003) or e-mail (emprescondo@bellsouth.net) the Office to obtain a copy.



Tuned, oiled and ready to be played



The Empress '***Hurricane Preparedness Plan***' has been distributed to each unit owner. Please make sure you take the time to review it so we can all be more prepared in the event of a storm.

If you did not receive your copy either by email or mail, please contact the Empress Office or email emprescondo@bellsouth.net. It is also available on the website: ***www.emprescondo.org***



The here and now...



Please remember to exercise the laundry room water valves and check fittings periodically to make sure they function properly especially in the off position.

Summer is here!

During the summer months the Empress is occupied by a *small number of full-time residents*. Summer brings families and friends of the owners for vacation purposes. It is the owner's responsibility to make sure that their guests understand the rules. If you need a copy of the **Rules and Regulations**, please let the Office know.

Please remember, the Empress is a residential condo, NOT a hotel or timeshare. IF your guests are not following the rules, the owner will be held responsible for their actions.



Empress' newly planted hibiscus

LANDSCAPE COMMITTEE

Florida is still operating under drought conditions but our property remains in good condition. Last summer we killed off most of the carpet grass west of the garages and sodded in the fall, that area is looking good now. We have just a few areas that need attention and we will take care of it again this summer.

100 pink hibiscus were planted across the front of the property. By the time everyone returns in the fall they should be blooming nicely. (See picture to the left.)

Steed Johnson and Carl Valdiserri have agreed to keep an eye on the flowering pots in the portico area and give extra water when needed. The high summer temperatures, little rain and reclaimed water three days a week require the additional attention with the pots, especially come July when the County puts us down to two days a week on reclaimed water.

Marcia Sayles
Landscape Committee Chairperson
mjsayles@aol.com

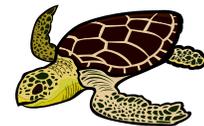


What the Empress' hibiscus will look like in a short time

*Welcome
New Empress Owners*



*Evan & Jenna McDonough
Unit #202
Bill & Linda Haring
Unit #405*



Please remember that it is Turtle Season and that it is imperative to close your drapes or verticals at night to prevent the light being emitted onto the beach area. ***Believe it or not, even lights from the 15th floor can be detected by the turtles!*** Also, please turn off all unnecessary lights that are visible from the beach by sunset. ***If we do not comply with these guidelines, we can be cited by the County.***

SOCIAL COMMITTEE

Hi Everyone,

Hope you are all having a great summer. We miss all of you and our activities. We ended the season with Sunny's Splish-Splash Pool Party which was a huge success, Linda Urban's Ladies' Fashion Show, which was a delight, and Jensen Beach's High School musical "Sound of Music" followed by a Pizza Pizza in our Social Room.

Unfortunately, at the start of our 2018 fall season, Marie Shelton is giving up her volunteering selling the Entertainment Books. Thank you Marie and Chuck for all you've both done throughout the past twenty years. Great job! Anyone wishing to volunteer for this and work with Marie throughout the upcoming season, please let us know. Your help would be much appreciated.

We will be working on a calendar of events for our upcoming season and emailing it to you as soon as it is completed. In the meantime, have a great summer and stay healthy and safe.

See you soon,

***Shelly Mahoski
Paulette Smith
Social Committee Co-Chairpersons***



SPLISH SPLASH 2017



FAREWELL BRUNCH 2017



REVISED EMPRESS BALCONY RESTORATION SCHEDULE

STACK #	SCHEDULED	
	START DATE	FINISH DATE
1		COMPLETE
9 (including east balcony)	11-1-16	6-9-17
8	5-8-17	6-9-17
7	5-15-17	6-30-17
6	5-15-17	7-15-17
5	5-5-17	7-20-17
4	5-22-17	7-30-17
3	5-22-17	7-30-17
2	6-5-17	7-30-17

NOTE:

1. Due to the nature and size of this project, this schedule may change.
2. We will endeavor to notify unit owners as to exact start dates on specific stacks as soon as possible during construction period.
3. Please remove all furniture from your balcony before work begins.
4. Please remember you **MUST** notify the Office of your color choice for the balcony floor and whether or not you are having new shutters installed.

UPDATED: 5/31/17

IMPORTANT REMINDER

Moving furniture and other large items into and out of the residential units shall be done between the hours of 8 a.m. and 5 p.m. Monday through Friday ONLY. Movers shall use the North elevator with the elevator wall pads in place. Moves must be scheduled at least two (2) days in advance with the Empress office.

NO MOVING IN OR OUT ON THE WEEKENDS.

Also, **contractors, painters, etc. are only permitted to work Monday through Friday from 8 a.m. until 5 p.m.** and required to sign in each day they are here.

Every vendor is required to sign in; this includes health care, Comcast, etc.

This will help to ensure the Empress' "neighbor-friendly" policy.

Posted: 6/6/17