



The Empress Condominium

Expressions

Quarterly Newsletter

April 2017

Greetings,

What's on your mind? Let me guess. Balcony repairs!!

The overall project is about three (3) weeks beyond the original estimated completion date of May 18, 2017. With the brunt of the delay largely due to unanticipated repairs on the two (2) end stacks.

The estimated cost for the project has increased from \$330,000 to \$380,000 (less 7% discount.)

The main factors contributing to the over run are (a) Repairs to the V balconies to correct the deficiency in the original installation of the rails (b) Removal of all tiles and shutter tracks to ensure all necessary repairs to the slab are done and waterproofing is thorough.

They have turned the corner on the end stacks and are focused on the southeast end of the building.

They have erected side by side swing stages to address stacks #7 and #8 concurrently.

It is anticipated that work will move quicker on the east side and that fewer issues will be found.

Quality of work thus far has been excellent.

Please remember to pass on your waterproofing color selection to Debbie as well as any decision you make regarding replacing the shutters and any issues that need addressing by the contractor.

As always, you may contact me with any concerns or questions.

Be well!

Howard



Empress Board of Directors

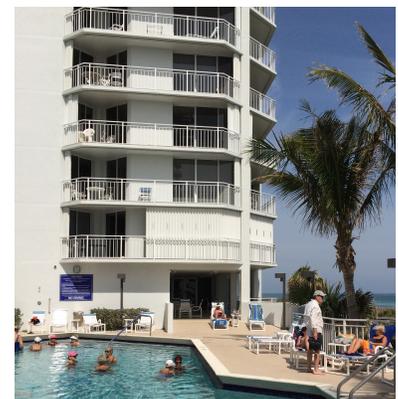
**Steed Johnson
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**Carl Valdiserri
Secretary**

**Jim Chemel
Treasurer**

**Bob Christianson
Director**



SOCIAL COMMITTEE

We wish to shout out great big thanks to all of you who have helped to make our events so far such a huge success.

On January 27th we "Welcomed Back" all of you with our black and white attire sit-down dinner catered by Santos Restaurant. As usual, the food was delicious!

Thanks to Bruce and Thelma Williams, hosts of the White Elephant sale on February 3rd, we made \$417.

We also profited \$815 on the sale of our Entertainment books by Marie and Chuck Shelton.

The best party of all was our Valentine's Party. We surprised Debbie Taylor by honoring her and making her our "Empress Valentine" for always going above and beyond for all of us. We even had a DJ, which was a great addition. We are truly blessed to have Debbie part of our Empress family. "We love you, Debbie", and again thank you for everything you do.

As we write this, we are about to have our Men's BBQ catered by PA Grill.

We have so much going on; by the time you read this we will have had our Splish-Splash Wine Bash hosted by Sunny and our Fashion Show hosted by Lynda Hartley-Urban, two new events this year.

On March 26th is our Farewell Brunch. This is always a fun-filled event. It also means our season is slowly coming to an end.

On April 8th we will be traveling to Jensen Beach High School to see "The Sound of Music", ending our night with our Pizza Pizza party starting at 5:30 in the Social Room.

Join us for our last Social Committee Meeting of the season on April 19th at 3:00 pm to give us your input for the upcoming year! Sadly, April 23rd, is our last event, the Sundae, Sunday.

We are sure our full time residents will be planning parties for our summer holidays.

We are looking forward to another year of fun-filled activities with a continued relaxed atmosphere and great turn out. Have a great summer.

Stay happy, healthy, and safe!

See you soon!

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





REMINDER TO ALL RESIDENTS

It is important to remember to keep your hurricane shutters either closed and locked or completely opened and locked. **If the locking device is not in place, the wind makes them rattle very loudly**, in turn creating loud unpleasant noise for your neighbors.

Your attention to this will help to ensure we keep the Empress "*neighbor friendly.*"

LANDSCAPE COMMITTEE

The Empress property is in good shape even though we have been in a severe drought and have had to treat for snails, plaster bag worms, moles and fungus this winter season.

Work completed on the property recently:

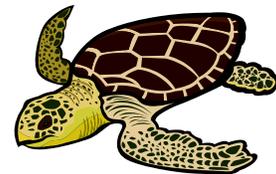
- 20 bags of lava rock added by the pool equipment
- 20 bags of red crimson stone added to the pathway to the pool
- edging was installed in the left and right portico beds
- 6 hibiscus replaced on the north end by the first floor condos
- 3 oleander replaced on the north wall
- 4 hibiscus replaced near the dune south wall
- 3 trinettes replaced on the south wall
- pink hibiscus replanted across the front of the property
- ruellia added across the front of the property
- pink pentas replacing the sun patience at front entrance due to fungus
- remulching where needed

Over the summer months we will kill off the rest of the carpet grass on the lawn on the west side of the garages and then replant just as we did last summer with a large section. It turned out well.

At the end of April, I will be heading back to Michigan. It would be helpful while I'm gone that you keep me apprised of any areas of concern on the property. While our lawn service owner Tony will be here every week, extra eyes on things help. Pictures are great too!

As always, thank you for the confidence and privilege you place in me.

Marcia Sayles
Landscape Chairperson
mjsayles@aol.com



PROTECTION OF SEA TURTLE NESTING

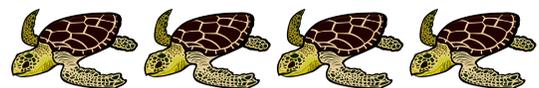
MARCH 1st – NOVEMBER 16th

KEEP DRAPES OR VERTICALS CLOSED AT NIGHT TO PREVENT LIGHT FROM BEING EMITTED ONTO THE BEACH AREA.

TURN OFF ALL UNNECESSARY LIGHTS THAT ARE VISIBLE FROM THE BEACH BY SUNSET.

THE LIGHTS OVER THE DUNE WALK WILL BE TURNED OFF DURING THIS TIME.

THREE LIGHTS ON THE NORTHEAST SIDE OF THE PARKING LOT ARE FORCED TO BE OFF FOR TURTLE SEASON.





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Our Steps to Nowhere

After our beach renourishment, we built new steps to allow access to the beach. After Matthew, Nicole, and some very high tides in 2016, we lost about 25 feet of dune, leaving our steps standing alone on the beach; our "steps to nowhere", see picture. To allow beach access, we dug out the old steps to the beach.



Our hope is that our dune sand will be replaced to the "as before" condition after the current turtle season. At that time, we will be able to walk on the top of the dune to the top of the "steps to nowhere" and use them for beach access.

The Empress **'Hurricane Preparedness Plan'** can be obtained from the Empress Office. This lists the responsibilities of both our Empress Staff and individual owners. This handbook is **no charge**.

A Unit Owner or occupant who plans to be absent during the hurricane season must prepare their Unit prior to their departure by designating a responsible firm or individual to care for their Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnish the Association with the name(s) of such firm or individual.

Such firm or individual shall be subject to the approval of the Association.

If you would like a copy of the **'Hurricane Preparedness Plan'** please call the Empress Office at 772-229-3003 or email emprescondo@bellsouth.net. It is also available on the website: www.emprescondo.org



As a reminder to all unit owners, as stated in the Empress Amended and Restated By-Laws with regard to leasing your unit:

No leases (rentals) are permitted for less than 60 days and ALL paperwork must be submitted to the Office for approval by the Board of Directors. For a full explanation, please refer to the By-Laws No. 17.8.

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

**WELCOME
NEW OWNERS**



**Karen Segalla
Unit #304**



If you are planning any remodeling of your unit, **you must complete a Remodeling Authorization Form**, which can be obtained from Debbie in the Front Office and submit a copy of Workman's Compensation Insurance for your contractor. This form needs to be approved by the Board before beginning any work. **You are responsible for your contractor following the Empress Rules.**