

# The Empress Condominium

## Empressions

Quarterly Newsletter

April 2018

*Hello Dear Ones,*

*We have not communicated with you in quite sometime. Busy does not adequately describe what the team has been through since the balcony restoration.*

*I hope you are all well and enjoying the season at the Empress.*

*You may have noticed all the changes that have taken place in and around the property. Small changes but together they make a huge impact on the overall appearance of the building and its facilities.*

*The team embraced the list of items brought forth by Bob Fedak and Joe Uras that needed addressing.*

*Pleased to say that 55 (more than half) of the items have been addressed in little over a month and a half.*

*We will be posting the list for you to see what has been accomplished and what is left to be done. We will make every effort to not disturb your R & R time especially since the balcony restoration robbed you of that last year.*

*Like you, I'm overjoyed that Debbie has returned after a difficult time taking care of her Mom, who is back home from the hospital.*

*Our thoughts and prayers are with those who are struggling with health issues and know how trying it must be on you and your loved ones.*

*Blessings to All. Do stay well and enjoy each day!*

*Howard*



### **Empress Board of Directors**

**Steed Johnson  
President**

**Carl Visscher  
Vice President**

**Carl Valdiserri  
Secretary**

**Mike Vinyon  
Treasurer**

**Bob Christianson  
Director**



# ***SOCIAL COMMITTEE***

We wish to again thank all of you who have helped to chair events and volunteered throughout the year to make our parties a success. Our Holiday party along with the gift exchange was a fun time.

On January 10<sup>th</sup> we had our second Social Committee Meeting followed by our biggest success NMN party (No More Noise.) This was a celebration of the completion of the balconies and honoring our staff for their outstanding efforts during the past hurricane season and throughout the year. We wish to thank Howard, Debbie, Tammy, Jeff and Steve especially for their fantastic clean up after Irma came and went leaving her mess!

On January 26<sup>th</sup> we Welcomed Back everyone with a TGIF followed by a Super Bowl party on February 4<sup>th</sup> between the New England Patriots and the Philadelphia Eagles. Great Mexican food, good time by all and a game that went right down to the wire. Congratulations Philadelphia Eagles!

Another good time was our TGIS Festive Valentine's Party on February 17<sup>th</sup> followed by our Ladies' Fashion Show on the 21<sup>st</sup> at Prawnbroker. An added attraction was having Sunny Fedak and Ken Urban modeling. Great job!

By the time this Newsletter goes out we will have had our third Social Committee Meeting, the Men's BBQ followed by Sonia's Splish Splash, Wine Bash, our St. Patrick's Day party on the 17<sup>th</sup>, a painting class on the 22<sup>nd</sup> and the Farewell Brunch on the 25<sup>th</sup>.

April winds down with a show at Jensen Beach High School followed by a Pizza Party on the 8th and a final TGIF of the season on the 20th.

We wish you all a great summer! Stay happy and healthy!

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



***Ladies Fashion Show***



***NMN Party***



***NMN Party***

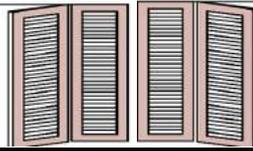
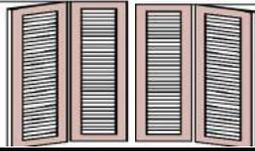
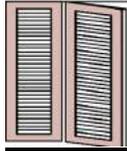


***Mens BBQ***



***TGIS Valentine Party***





**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.

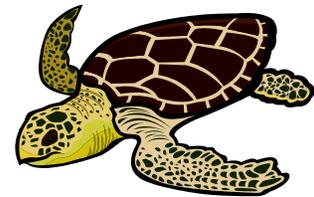
Your attention to this will help to ensure we keep the Empress ***"neighbor friendly."***



***After 20 years, one chilly morning at aerobics, 'someone' decided to participate.***



***Splish, Splash, Wine Bash***



**PROTECTION OF  
SEA TURTLE NESTING**

**MARCH 1<sup>st</sup> – NOVEMBER 16<sup>th</sup>**

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.



***St. Patricks Day 2018***



***Painting Class***



**WELCOME  
NEW OWNERS**



***Ronald & Elizabeth Robertson  
Unit #407***



Helen White, Unit #1008, passed away on December 15, 2017. If you would like to read the full obituary, please go to [www.legacy.com](http://www.legacy.com).

**The Financial Statement and Independent Auditor's Report for the year ending December 31, 2017 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](mailto:emprescondo@bellsouth.net)) and a copy can be sent to you.**



*In honor of Barbara Bush who passed away on April 17, 2018*

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](mailto:emprescondo@bellsouth.net). It is also available on the website: [www.emprescondo.org](http://www.emprescondo.org), as are the Away from Unit forms.

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.**

## **LANDSCAPE COMMITTEE**

Our annuals of cranberry/red pentas will be installed by the first week in May out by the front gates.

We will get similar plant material for the pots at the front door. We need volunteers to keep an eye on the front door pots for the summer, to insure they get adequate water. Please let Debbie know who will assist with that project for the summer months.

By now I'm sure everyone has heard I'm selling my place and moving closer to my sister who lives on the other side of the state. It has been a real pleasure to have handled the landscape duties since just before the 2004 hurricane and appreciated the opportunity. It has been a great love of mine and other than the Loripe on the property I've replaced all the flowering plant material on the Empress property. This is a great time of year as everything is in bloom and looks good.

Now we have a very good lawn service and fertilization company who have been well trained and will continue on with the landscape duties.

Also Janet Christianson has graciously agreed to work with Tony Brand from Simply Green going forward on picking out flowers for the pots and front entrances. I will do the budget for this year for the Board. I've agreed to be available for consultation as well.

As many of you know I have had serious lung issues this year and wish to be closer to family. I ask for your prayers as I journey forward.

I will miss the Empress family very much.

Sincerely,

**Marcia Sayles**  
**Landscape Committee Chairperson**



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.**