

# The Empress Condominium

## *Expressions*

Quarterly Newsletter

April 2021

*As my time here at the Empress draws to a close, I will look back and see the many new friends I have made here. The Empress is truly 'The Jewel of the Isle.' After spending a few months here it was easy to see why. Everyone is so nice and friendly, one big happy family. Thank you for making me feel so welcome. I especially want to thank the Board of Directors and staff; it has been a pleasure working with all of you.*

*I know everyone is anxious for Howard's return, he is scheduled to come back April 1, 2021. I am sure he is looking forward to it as well.*

*The front gate RFID system is a nice upgrade and is working quite smoothly. Debbie will keep everyone informed regarding the purchase of additional stickers and/or hangtags.*

*The new South elevator is finished, and the North will be done soon. Both will be redecorated.*

*And, as always, the Board of Directors and staff are working to maintain the 5-star quality that you all deserve.*

*Warmest Regards,*

***Mike McNeal***



### **Empress Board of Directors**

**Bill Borland  
President**

**Jaimie Kiefer  
Vice President**

**Carl Valdiserri  
Secretary**

**Mike Vinyon  
Treasurer**

**Steed Johnson  
Director**



Please continue to wear a mask in the Empress Common Areas, most especially in the elevator.

Thank you for your cooperation.



***Welcome  
New Empress Owners***



***William & Sylvia Blosser  
Unit #306***

***Nicholas A. Spada  
Karen Reineck  
Unit #705***

***SOCIAL  
COMMITTEE***

Due to the virus, our social gatherings have been limited – translation: we have done nothing!

The annual Enjoyment Books were still available with limited sales – we sold 33 copies that netted the Social Committee treasury \$330 dollars ... thanks to all who purchased the books.

Since the Covid vaccinations have begun, there's life at the end of the tunnel – we are looking at next season with renewed activities and vigor!

***Empress Social Committee***

***REMINDER***

According to Schedule "A" of the Empress By-Laws Rules and Regulations, Paragraph 18, please make sure that all Empress owners with a dog have registered their dog with the Empress Office.

The Pet Registration Form can be found at [www.empresscondo.org](http://www.empresscondo.org) under Empress Forms. Once completed, please submit to the Office along with a copy of their up-to-date immunizations.

***IMPORTANT REMINDER***

As stated in the Amended and Restated Declaration of the Empress, Paragraph 17.8, leases at the Empress cannot be for less than 60 days and there are only two (2) leases permitted per year.

***Owners are required to complete the necessary paperwork for any lease and must have the Certificate of Approval issued PRIOR to the tenants arrive.***

The Sales/Lease application can be found at [www.empresscondo.org](http://www.empresscondo.org) under FORMS and has on it all the information necessary to obtain the Certificate of Approval. Please remember it is the owner's responsibility to complete this paperwork BEFORE the tenant arrives. Any questions, please call the Office (772) 229-3003.



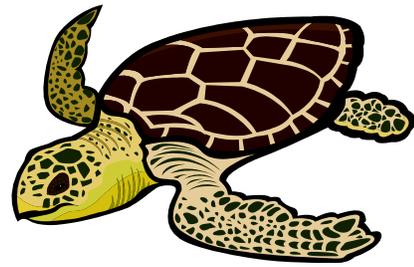
The Elevator modernization Committee is nearing the finish line and looking at the early May timeframe for the completion of the total project!!!

The Committee was originally chartered October 3, 2019. Part 1 of their assignment was to select a vendor. That was accomplished at the signing of the contract with Oracle on April 15, 2020. Shortly thereafter the crew started Part 2, which was to oversee the actual modernization effort.

The team is pleased to say that the modernization project has been positive experience. Feedback from building residents echo that sentiment as well.

In the last Empressions, work on the South cab was still underway. That work was completed on January 18 when the South cab was put back into service and work on the North cab started. Residents are really impressed with the performance of the South cab.

The picture is from February 4<sup>th</sup>, our second crane day, when the all the old equipment was removed from the machine room and the remainder of the new equipment positioned on the roof into the machine room. Both events were amazing to watch.



## **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.**



**The Financial Statement and  
Independent Auditor's Report for the  
year ending December 31, 2020 for  
the Empress is available. If you  
would like a copy, please email the  
Empress Office:  
[emprescondo@gmail.com](mailto:emprescondo@gmail.com) and a copy  
can be sent to you.**

**The following has been taken from the Empress Hurricane Plan and should be reviewed by each owner before leaving for the summer. We thank you for your cooperation.**

## **Unit Owners' Responsibilities**

1. **General.** This chapter outlines the specific responsibilities the unit owners have in regard to the Empress Condominium. Unit owners are expected to properly maintain their shutters.
2. **Away from the unit.** When a unit owner is going to be away from his/her unit during the hurricane season, Chapter 12 of the Empress By-Laws state the following:

"A unit owner or his occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association."

### Notes:

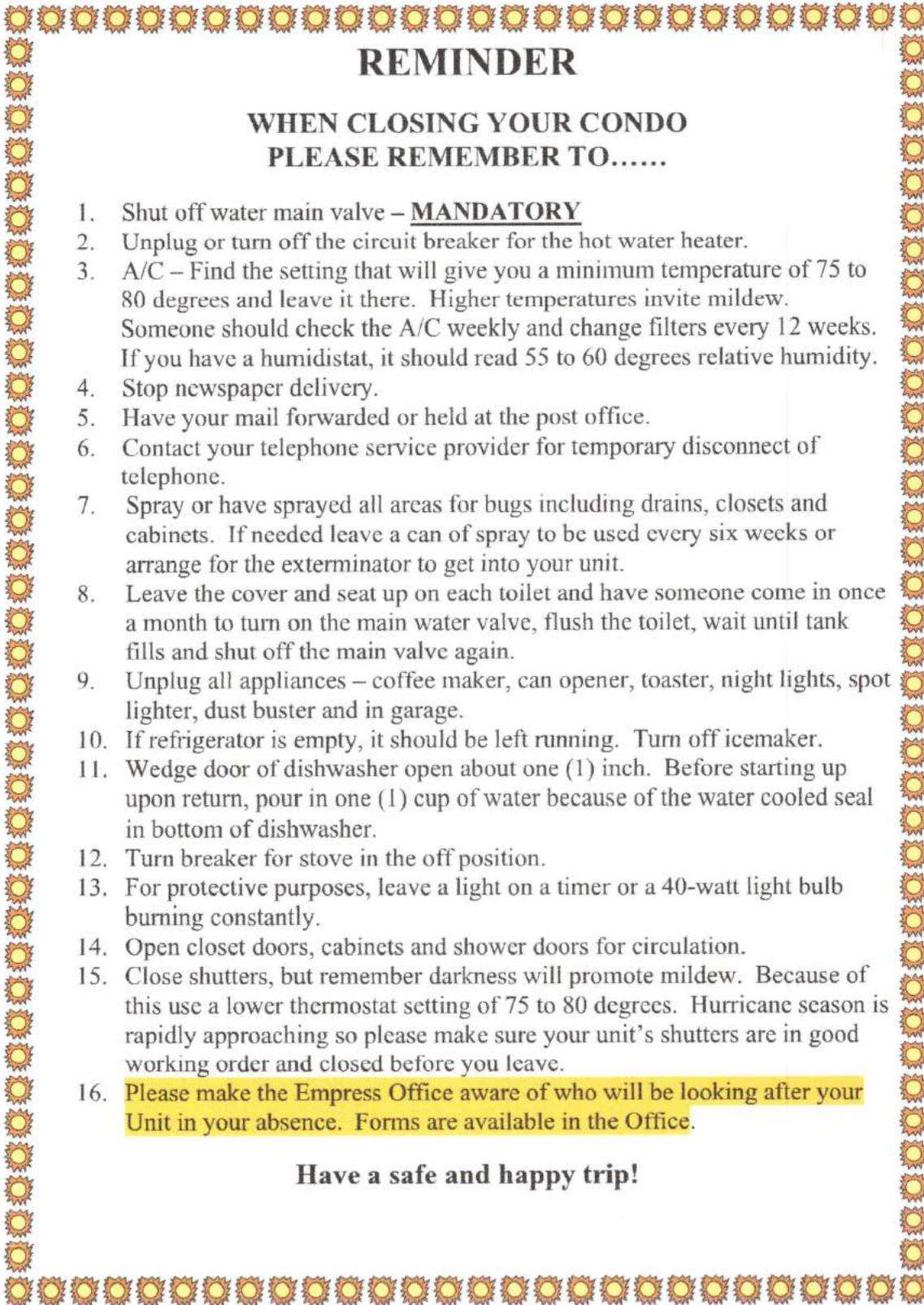
- a. Unit owners cannot depend upon, nor is it the responsibility of, our maintenance staff to do hurricane preparations for you.
  - b. Empty all refrigerators and freezers prior to departing.
  - c. You should make arrangements with a firm or an individual to be responsible for your unit.
  - d. If for some reason you did not empty the refrigerator/freezer prior to departing the Empress, this should be a stated task for the caretaker prior to a storm hitting our area.
  - e. Make sure there is a clear understanding of what the caretaker will or will not do.
  - f. The office has a standard form that can be used to identify the caretaker. The completed form will be placed in your unit folder.
3. **Seasonal Residents' actions prior to leaving the Empress.**
    - a. Execute the form mentioned in paragraph 2 above.
    - b. Close and lock all shutters.
    - c. Close and lock/secure all windows and sliding glass doors.
    - d. **Empty all refrigerators and freezers.** For those garage owners who have a refrigerator and/or freezer in the garage, you should also empty these since, if a mandatory evacuation is declared and the commercial electricity is lost, the emergency generator will not come on until approval to return to the Island is given. (See Chapter 4 for information regarding the emergency generator.)
    - e. Ensure all unnecessary electrical devices are unplugged.
    - f. **Ensure all items are removed from the balcony.**

4. ***Actions for on-property residents prior to evacuation/storm hitting.***
  - a. Close and lock all shutters. This should be done no later than 48 hours prior to evacuating or the storm arriving.
  - b. Close and lock/secure all windows and sliding glass doors.
  - c. Empty all refrigerators and freezers. Food may be disposed on in the dumpster at least 48 hours before storm or taken to your evacuation location. Remove ice and shut off ice maker. For those garage owners who have a refrigerator and/or freezer in the garage, you should also empty these since, if a mandatory evacuation is declared and the commercial electricity is lost, the emergency generator will not come on until approval to return to the Island is given. (See Chapter 4 for information regarding the emergency generator.)
  - d. Ensure all unnecessary electrical devices are unplugged.
  - e. Ensure all items are removed from the balcony.
5. ***Actions when no mandatory evacuation is declared, and the decision is to stay.*** Ensure you have enough non-perishable food, water, ice, medications, etc. that you will need for at least 7 days. Checklists for the recommended actions are found in many hurricane preparation documents published by the County, State, Publix Grocery, etc.
6. ***If you choose to stay when a mandatory evacuation is declared.*** It is common knowledge that people cannot be forced out of their homes even though there may not be electricity, water, elevator service, or emergency service to the area. If you decide to stay when a mandatory evacuation is ordered, provide your name and the name and contact number of your next of kin to the office.
7. ***Island Re-entry.*** Once a storm has passed and county officials determine it is safe to access the barrier islands, residents and/or homeowners will be required to stop at the check-point and present two (2) documents to justify their access. These documents include a utility bill, insurance declaration or property tax statement along with a government-issued identification.
8. ***Caution.*** Even if most dangerous situations had been removed, some may remain. Please use extreme caution. There may be downed power lines, debris, broken glass, sand, etc. everywhere. Commercial electricity may be off. Our emergency generator may or may not be working. (See Chapter 4 regarding our emergency generator.)



All renovations that involve relocation or addition to existing plumbing, electrical, A/C duct work or structural aspects must submit "AS BUILT" drawings to the Empress Office depicting the final location of all altered elements along with a completed Remodeling Authorization Form, which can be obtained from Debbie in the Front Office or on the website. A copy of the Contractor's License, Proof of Insurance *AND A COPY OF ANY REQUIRED PERMIT* must also be submitted. **This form and information needs to be approved by the Board and Property Manager before beginning any work.**

***YOU ARE RESPONSIBLE FOR YOUR CONTRACTOR  
FOLLOWING THE EMPRESS RULES.***



## REMINDER

### WHEN CLOSING YOUR CONDO PLEASE REMEMBER TO.....

1. Shut off water main valve – **MANDATORY**
2. Unplug or turn off the circuit breaker for the hot water heater.
3. A/C – Find the setting that will give you a minimum temperature of 75 to 80 degrees and leave it there. Higher temperatures invite mildew. Someone should check the A/C weekly and change filters every 12 weeks. If you have a humidistat, it should read 55 to 60 degrees relative humidity.
4. Stop newspaper delivery.
5. Have your mail forwarded or held at the post office.
6. Contact your telephone service provider for temporary disconnect of telephone.
7. Spray or have sprayed all areas for bugs including drains, closets and cabinets. If needed leave a can of spray to be used every six weeks or arrange for the exterminator to get into your unit.
8. Leave the cover and seat up on each toilet and have someone come in once a month to turn on the main water valve, flush the toilet, wait until tank fills and shut off the main valve again.
9. Unplug all appliances – coffee maker, can opener, toaster, night lights, spot lighter, dust buster and in garage.
10. If refrigerator is empty, it should be left running. Turn off icemaker.
11. Wedge door of dishwasher open about one (1) inch. Before starting up upon return, pour in one (1) cup of water because of the water cooled seal in bottom of dishwasher.
12. Turn breaker for stove in the off position.
13. For protective purposes, leave a light on a timer or a 40-watt light bulb burning constantly.
14. Open closet doors, cabinets and shower doors for circulation.
15. Close shutters, but remember darkness will promote mildew. Because of this use a lower thermostat setting of 75 to 80 degrees. Hurricane season is rapidly approaching so please make sure your unit's shutters are in good working order and closed before you leave.
16. Please make the Empress Office aware of who will be looking after your Unit in your absence. Forms are available in the Office.

**Have a safe and happy trip!**