

The Empress Condominium

Expressions

Quarterly Newsletter

April 2022

Hello Empress Family,

Well...it's official...we're halfway through the season –

WELCOME BACK TO all of our SNOW BIRDS!!!!

It is so nice to have our family back together again.

Several fun filled events, hosted by the Social Committee, have taken place and there are more to follow.

During the first quarter, the stamped concrete painting was completed as well as the Pickleball Court upgrades. (More information on this effort can be found further in the newsletter.)

A major effort which impacted all residents during this period, was the Vault Room Project. Many thanks to the whole community for their patience and understanding during this critical period. The finishing touches, involving floor tile and gate installation, will be completed in the second quarter.

The Board of Directors selected the vendor for the larger concrete restoration project and once the contract is signed work should begin in the second quarter.

Last, but not least, the Board of Directors welcomed their newest member, Lee Schuster. And many thanks and sincere appreciation for his 16 years of service to our community go to Steed Johnson. Well done, Steed!!!

Howard



Empress Board of Directors

**Bill Borland
President**

**Jaimie Kiefer
Vice President**

**Carl Valdiserri
Secretary**

**Mike Vinyon
Treasurer**

**Lee Schuster
Director**



SOCIAL COMMITTEE

Our social calendar is looking much better this year. Early in January, we had a Meet and Greet to introduce our new owners/renters to the fun of Empress living. It was nice to gather both inside and outside and finally match names and condo numbers with faces.

At the end of January, we had our Welcome Back Dinner and almost 60 people attended! It followed the Black-and-White theme from previous years and catering from Santo's. Special kudos to all who helped with the dinner - especially Vicky Kennedy who co-hosted.

February started with the White Elephant sale and Raffle. Jeff Vernimb was excellent as our auctioneer - he kept the sale of items moving with a funny, energized banter that managed to raise (along with the raffle) nearly \$1000 for the Social Committee!! Watch out Jeff- you're on for next auction ...

Valentine's Day was celebrated on the 12th at the Empress with a dinner catered by TooJay's. Dottie Vernimb and Lisa O'Neal worked their magic planning the dinner and getting the social rooms decorated for sweethearts - and singles, too!

On March 6th, we had the traditional (and much welcomed) Men's BBQ. Larry Novotney and his band of men did the ordering and serving the food from Park Avenue BBQ. Who says men can't throw a good party?

Our second Meet and Greet will be on March 18th. Informal gatherings are great ways of saying hello - and good-bye until next year to our renters - leading us to our Farewell Brunch on March 27th.

And, as always, thank you to everyone who volunteered to set-up, clean-up, serve the meals and those of you who showed up for good food and great company!

Empress Social Committee

EMPRESS SOCIAL SEASON 2022





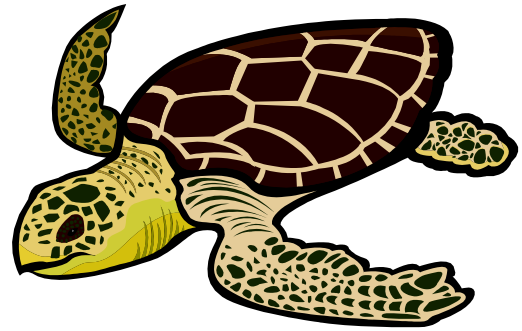
EMPRESS MERMAIDS 2022

 **REMINDER** 

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. Also, please remember the ONLY times of work are Monday-Friday from 8 a.m. to 5 p.m.

PLEASE REMEMBER: OWNERS ARE RESPONSIBLE FOR CONTRACTORS FOLLOWING THE EMPRESS RULES.



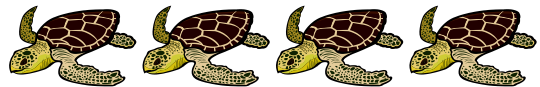
**PROTECTION OF
SEA TURTLE NESTING
MARCH 1st – NOVEMBER 16th**

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.



Please remember to return grocery carts and/or luggage carts to the Bicycle Area when you are done using them so they are there for your neighbor to use. Please do not leave them on the catwalks, in the Lobby OR in the elevator. Thank you for your cooperation!

PICKLEBALL AT THE EMPRESS



The Empress community now has two new pickleball courts and nets. The two bright blue pickleball courts can be seen in the foreground of the photo below. In the background is a third pickleball court that is shared with the tennis court. Many thanks to the Empress community and the Board of Directors for supporting pickleball.

A big shout-out of gratitude is owed to Mark Banta who supervised the whole process, from acquiring regulation size nets to gathering quotes and finally, watching the paint dry!

Pickleball, the fastest growing sport in the United States, is a cross between tennis and ping pong, played with a wiffle ball on a badminton-size court. At the Empress, we have about 20 players with a range of skill levels. And, as you can see from the enthusiastic and happy faces in the photo, most pickleballers at the Empress play for fun, though it's also a great source of exercise for all ages. Newbees are always welcome. If interested, just make your way across A1A to the courts and we'll be glad to provide a paddle and get you started. We play on Tuesdays, Thursdays, and Saturdays at 9 am. There's also a women's only group on Sunday mornings at 9 am.





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!