

The Empress Condominium

Empressions

Quarterly Newsletter

April 2023

Greetings Empress Family,

It is hard to believe that we are already into March! Where does the time go?

It has been a busy season here at the Empress in all respects. Lots of activities taking place by the Social Committee and on-going improvements to the building.

The Door Replacement Project has been completed, all the new doors have been installed and look beautiful! Maintenance is putting the final touches on the area around the doors and they will be done soon. We have also had the Social Room door, Kitchen door and Exercise Room door painted so that the entire second floor has had a face lift!

All nine (9) stacks have now had air conditioning manifolds installed on the roof which will improve reliability of the condensate lines.

Another project that was on the list is the parking lot lights. We removed the 30' concrete poles and replaced them with 18' fiberglass poles, equipped with LED fixtures which gives more than sufficient lighting in the parking lot for us. We lucked out and completed this project before Turtle Season, so hopefully we will be in the good graces of the Turtle Police this year!

The East side of the Tennis Court fence was replaced, a new pickleball net was put up and a new golf net has been installed, so things on the West side of the property are not being forgotten.

In addition to the many daily chores that Maintenance does each day, they have been busy with emergency situations, i.e., plumbing issues, a/c issues, rainstorms, etc. and yet are always able to complete the tasks before them. Thank you Jeff and Mario!

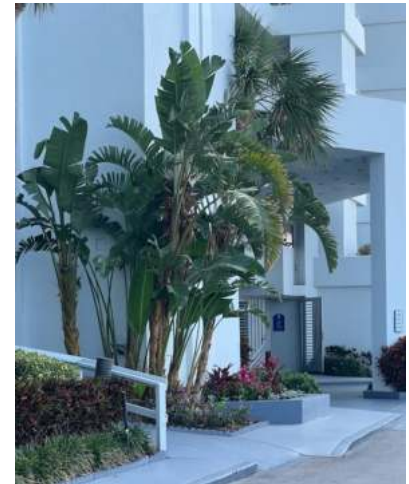
Your Empress community is one to be proud of! I hear all the time from realtors, visitors, etc., they wish that more condos could be like this and that is because of each one of you! Truly, the Jewel of the Isle!

Please remember, my door is always open if you need anything, please let me know. Most importantly, if you see something, say something, we can't change it or fix it, if we don't know about it.

Enjoy the rest of the season!

Have a blessed day!

Del



Empress Board of Directors

**Bill Borland
President**

**Jaimie Kiefer
Vice President**

**Carl Valdiserri
Secretary**

**Mike Vinyon
Treasurer**

**Lee Schuster
Director**





Out with the old....



In with the new!



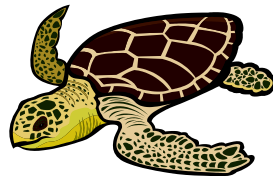
New fence up close!



Tennis/Pickleball Courts from above!



**Left: Stairwell Door
Center: Social Room Entrance
Right: Trash Room Door**



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.

The Financial Statement and Independent Auditor's Report for the year ending December 31, 2022 for the Empress is available upon request in the Office.



Mermaids 2023



2023 Zumba Crew

SOCIAL COMMITTEE

It's already March ... how time flies!

We've welcomed the return of our snowbirds and the renters with our Welcome Back Dinner, graciously hosted by Tammy Fasano and Cathy Gendron.

Dottie Vernimb and Lisa O'Neil picked up the action for the Valentine's Day Party - hearts to both.

March brought many of us to the bi-annual Splish-Splash Wine Bash by the pool (and the Social Room). Congratulations to the Even Floors who won the hallowed trophy presented by our Mermaid Sonia Fedak and her daughter Sherie!

Up-coming events include our first basket raffle, the St. Patrick's Day dinner, Farewell Brunch (sob!) and the Men's Barbeque - details in the next Impressions.

There is no way to thank all the people that plan, decorate, clean-up and participate in the Empress activities. And a special thanks to those that attend to make the Empress a special place to live!

Your Empress Social Committee

Welcome Back Dinner 2023



Valentine's Day Dinner 2023



Friday Night at the Beach



Splish Splash 2023



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

***Welcome
New Empress Owners***



***Charlie & Martha Garcia
Unit #102***