

# The Empress Condominium

## Empressions

Quarterly Newsletter

April 2024

***Greetings Empress Family,***

***It is hard to believe that it is almost Spring, but yet, here we are!***

***We have a full house at the Empress and activities going on for everyone all the time - it is such an exciting time to be here!***

***Our biggest news for this quarter is having to replace the jockey pump and fire pump controllers. This necessitates the Empress being on 24/7 Fire Watch. Parts have been ordered but we were told it is a 40-day lead time for them to get here. Everyone has been so cooperative in helping with the weekend volunteer hours; I really can't thank everyone enough. Our community is definitely a step above everyone else on the island!***

***A big shout-out to Susan Goodman for organizing a donation drive for Molly's House in Stuart. Again, the community graciously donated many supplies and Susan was kind enough to deliver them!***

***If you are not here currently, when you return you will notice some landscaping changes by Maintenance and on the North side. This has added to the overall beauty of the property.***

***In addition to their regular duties, Maintenance has been busy with their never-ending leak-detection duty and drywall repair. And as a note, Jeff and Mario are also working separate shifts throughout the Fire Watch, going above and beyond and deserve a big thank you! They are a great team!***

***Security has never been an issue here at the Empress and we are constantly working on locks, closures, etc. to assure this. If I may ask everyone going through a door or gate, please make sure that the gate or door closes behind you. If you see that it will not close, please let me know and we will address it right away. Many thanks!***

***We have several projects lined up for off-season: the painting of the building, completing the replacing the ceiling tiles in the Social Room, cleaning of the pool pavers, just to name a few. Be assured that I will keep you all posted.***

***Also remember that problems cannot be resolved unless we are made aware of them, and my door is always open!***

***For now, enjoy the rest of the season and my very best wishes to everyone for a fun summer!***

***Have a blessed day!***

*Deb*



### ***Empress Board of Directors***

***Bill Borland  
President***

***Jaimie Kiefer  
Vice President***

***Carl Valdiserri  
Secretary***

***Mike Vinyon  
Treasurer***

***Lee Schuster  
Director***



## ***SOCIAL COMMITTEE***

***The Social Committee has been very busy with the return of the snow-birds and renters! Everyone was Welcomed Back in style with the black-and-white themed dinner hosted by Jan Christiansen, Nancy MacMillan and Vicki Kennedy. The ladies worked with Santos to create a true Welcome Back!***

***February brought more fun: the every-other-year White Elephant was a success – how could it not be with Jeff Vernimb as emcee ... thanks to all who donated and all who purchased. Valentine's Day was celebrated with a dinner from Too-Jay's arranged by Dottie Vernimb and Lisa O'Neal... and what would Valentine's Day be without a DJ and dancing – another great evening! For something different, Tammy Fasano arranged for a Bonfire-on-the-Beach party to welcome the last full moon before the turtles return ... we'll have to get her to do it again next year!! Ken and Lynda Urban hosted our First Annual Trivia Night – it was a lot of fun to get together with friends to challenge each other's fading knowledge. Please make it easier next year, Ken!***

***As this is on its way to the printer, I want to acknowledge the planning, shopping, decorating, clean-up hours by the hosts of March: St. Patrick's Day (Joanna Peters), Fashion Show (Lynda Hartley-Urban) and Farewell Brunch (Susan Goodman); and April: the Empress BBQ (Larry Novotney) and an Ice Cream Social - details and pictures will be in the next Empressions!***

***Your Empress Social Committee***

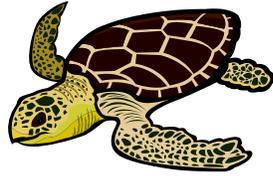


# Valentine's Day Dinner 2024



# 1<sup>st</sup> Empress Bonfire





## 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.



***Molly's House Donations***

### ***IMPORTANT REMINDER***

The building painting will take place while you are away this summer so, please remember before you leave your unit this year for any extended period of time, ***OUTSIDE FURNITURE MUST BE REMOVED FROM ALL PATIOS.*** Look for future emails for further details!

It is NOT the responsibility of the Maintenance team to make sure furniture is removed.

Thank you for your cooperation!

### ***PET OWNERS***

*Please make sure the Office has up-to-date vaccination records on your furry friend!*



### **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 Remodel Application and Agreement, which can be obtained 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.***

***The Financial Statement and Independent Auditor's Report for the year ending December 31, 2023 for the Empress is available upon request in the Office.***



# **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 78 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 at least 7 to 10 business days prior to your departure.
6. If applicable, 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. **Refrigerator should be emptied** and 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 78 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!***