

# The Empress Condominium

## Expressions

Quarterly Newsletter

July 2018

*Dear Unit Owners,*

*My sincere wish is that you are in good health and you and your family are happy. So many of our owners have been ill and are struggling with the challenges that come with longevity. Please know that you are in our thoughts.*

*As we enter into the summer of 2018, we look back at our accomplishments, the most significant of which was the balcony restoration project and the many fixes to areas of the condominium.*

*We thank Bob Fedak and Joe Uras for bringing so many areas of concern to light. (See attached list.) Bob, Joe, on behalf of Team Advantage, the Board and our unit owners much gratitude for your diligence and hard work in helping to make the Empress Condominium better.*

*I am sure I speak for all of the Empress community in saying a huge thank you to Marcia Sayles for her long years of dedication, landscaping expertise and frugality. Marcia, your legacy will be one which will be a lasting beauty for those who enter through the Empress gate. Thanks again and God speed.*

*To all, best wishes for a healthy and enjoyable summer with your family.*

*God bless!*

*Howard*



### **Empress Board of Directors**

**Steed Johnson  
President**

**Carl Visscher  
Vice President**

**Carl Valdiserri  
Secretary**

**Mike Vinyon  
Treasurer**

**Bob Christianson  
Director**



## Empress Maintenance Suggestions/Work Orders 5-17-18

Date	Item	Description of Problem/Request	Priority	Plan of Action	Status
2.27.18	43	Grill is badly corroded and moldy. Replace grill with stainless	A	BOD Approved	Completed
2.26.18	6	Vent for emergency generator is rusting on edges and inside	B	Maintenance to do	Completed
2.21.18	31	Door jams for stairwell corroded	A	Maintenance to do	Completed
2.26.18	4	Paint ladies room door near exercise area	B	Maintenance to do	Completed
2.21.18	5	Paint entrance door to pump room - oceanside	B	Maintenance to do	Completed
2.21.18	7	Electric boxes for pool filters need to be repaired and painted	C	Maintenance to do	Completed
2.26.18	9	Pool light (turtle light shield) is missing 2 lights	A	Maintenance to do	Completed
2.21.18	16	Outside door, walls, and ocean side glass needs to be cleaned	B	Maintenance to do	Completed
2.24.18	20	Dune walk gate and security fence needs painting	B	Maintenance to do	Completed
2.21.18	23	Pool sign needs to be reinstalled according to Florida statute	B	Maintenance to do	Completed
2.21.18	27	Doors for social room need painting. Also paint ping pong room glass window frames	B	Maintenance to do	Completed
2.21.18	28	Excessive grease/grime in upper part of social room entrance door	A	Maintenance to do	Completed
2.21.18	32	Exhaust pipe for generator near intake vent corroded	C	Maintenance to do	Completed
2.26.18	33	Exhaust pipe south side of pool needs painting	C	Maintenance to do	Completed
2.27.18	39	Lights in storage room are out	A	Maintenance to do	Completed
2.27.18	46	Lift station control box is rusting	C	Maintenance to do	Completed
3.6.18	51	Light in maintenance area badly corroded and missing the top	B	Maintenance to do	Completed
3.6.18	53	Paint outside of electric doors near maintenance shop	C	Maintenance to do	Completed
3.6.18	54	Outside junction box by maintenance office needs to be replaced	C	Maintenance to do	Completed
3.6.18	57	Chain drives for entrance and exit gates needs lubrication	C	Maintenance to do	Completed
3.12.18	58	Camera at exit gate is loose and hanging	C	Maintenance to do	Completed
3.12.18	59	Corrosion on exit gate	C	Maintenance to do	Completed
3.12.18	61	Guard House doorwall tracks are dirty and need lubrication	C	Maintenance to do	Completed
3.12.18	64	Vertical post to wall loose	C	Maintenance to do	Completed
2.26.18	66	Stop sign at exit drive of tennis courts is badly faded	C	Maintenance to do	Completed
3.12.18	70	Roof joice brackets and bolts badly corroded	C	Maintenance to do	Completed
2.26.18	71	Right side of golf net not secured properly. Allows golf ball to hit posts	C	Maintenance to do	Completed
2.21.18	74	North stairwell light is out on exit door to roof	C	Maintenance to do	Completed
2.27.18	76	North & South doors and frames to roof are rusted	B	Maintenance to do	Completed
2.27.18	77	North side roof door hold-open device corroded	C	Maintenance to do	Completed
3.6.18	82	Roof Vent pipes corroded	C	Maintenance to do	Completed
3.6.18	84	Rust on West side container	C	Maintenance to do	Completed
2.27.18	85	Exit door north side of roof rusted	C	Maintenance to do	Completed
2.21.18	86	Electrical Boxes rusted at elevator room on roof.	C	Maintenance to do	Completed
3.6.18	89	Guard shack lock broken; should be fixed ASAP to prevent unauthorized entry	A	Maintenance to do	Completed
3.6.18	90	Guard shack door tracks and rollers need lubrication	B	Maintenance to do	Completed
	48	Repair storage area lighting beyond entrance		Maintenance to do	Completed
2.27.18	50	Pool heater #3 is leaking	C	No leak found	Completed
2.21.18	68	Raise entrance/exit gate to provide proper opening and closing effort	C	No problem found	Completed
3.12.18	55	Ash trays in front of elevators should be removed due to paper hazards	C	Not approved	Completed
3.6.18	15	Wind screen around pool	C	Not approved due to past failures	Completed
2.21.18	10	Bolts, washers, and roof support brackets are rusting. Clean up/paint/or replace	C	Not Needed	Completed
2.27.18	69	Water cooler on/off knob needs replacing	C	Not Needed	Completed
2.21.18	1	Bolts/washers to pool gazebo are rusting. Clean/paint/or replace.	C	Not Needed	Completed
2.21.18	56	Center Island in front of building , light housing need painting	B	Not Needed	Completed
2.21.18	63	A1A lamp posts need painting for fence	C	Not Needed	Completed

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Date	Item	Description of Problem/Request	Priority	Plan of Action	Status
2.21.18	73	Reseal exit door to dune at storage area	C	Not Needed	Completed
3.12.18	38	Pool filter covers need painting and lock is missing	C	Not needed - fiberglass	Completed
2.21.18	13	Mortar missing on 2 tiles in pools	A	Off Season	Completed
2.27.18	44	Wood railings in front of 104,101 are wobbly and need painting	A	Off Season	Completed
2.21.18	11	Rust spots on perimeter of pool deck possible rebar issues	C	Off Season	Completed
2.27.18	14	Pool gate to heater area needs repainting	C	Off Season	Completed
2.26.18	22	Power wash stair wells	B	Off Season	Completed
2.21.18	24	Elevator's frames have rust spots. Need to be painted	A	Off Season(2nd fl only remaining)	Completed
2.21.18	45	Lift station covers need painting and concrete and vent pipe need painting	C	Pressure clean and paint	Completed
2.21.18	55	Parking lot signs need painting and straightened and painted	B	Replaced with PVC	Completed
3.12.18	60	Clean exit pedestrian mirror	C	To be replaced	Completed
3.12.18	26	Catwalk lights in front of elevators: Some are loose. Suggest replace with flatter mounted types.	B	Approved pending budget timing	
2.21.18	29	Ceiling tiles in pool room and ping pong room are warped and not the same. Need to be replaced	C	Approved pending budget timing	
2.27.18	83	Freon junction box cover damaged: needs manifold replacement.	B	Continue replacement as per budget	
2.27.18	81	Brackets holding A/C units are rusted, some are in need of replacement.	A	Develop plan	
2.26.18	87	Many A/C Units have severe rusting at bottom structures: Need preventative maintenance program.	C	Develop plan	
2.21.18	3	Pool entrance gate: refinish or replace	C	Develop specs; obtain quotes	
3.6.18	78	Ground wire to A/C unit north side needs replacing (Unit 501) All units should be checked for safety.	A	Electrical Contractor	
3.6.18	88	Electrical lines at many units on the roof need to be organized.	B	Electrical Contractor advises do on as needed basis only	
2.26.18	62	A1A front wall fencing corroded	C	Incorporate in future painting	
3.12.18	42	Broken concrete stamping near portico	C	Incorporate in future parking lot repaving	
3.6.18	30	Unit fire/water horizontal pipe is corroded on upper surface in stairwells	A	Inspection required	
3.6.18	75	Severe corrosion on fire water pipes to roof exit door	B	Inspection required	
3.6.18	25	Outside unit light fixtures are corroded and need to be painted	B	Maintenance to do	
3.12.18	35	Social room door to pool needs paint and reseal on vertical frame	B	Maintenance to do	
2.26.18	37	Garage drywall flaking - May be leaking seals or roof	C	Maintenance to do	
3.12.18	41	Light posts near units 104, 103, 101 are corroded	B	Maintenance to do	
3.12.18	52	Vertical seals to exercise room need replacing	C	Maintenance to do	
3.12.18	56	Garage roof vertical ribs are corroding, especially garages 23, 32, 35 and 36	C	Maintenance to do	
2.27.18	65	5 brackets that hold upper wall fencing to wall missing	C	Maintenance to do	
3.6.18	67	Fence support members are rusting	C	Maintenance to do	
	47	Refinish the Front entrance door		Maintenance to do off season	
2.21.18	17	Vertical frame exterior door wall social room have severe corrosion	C	Obtain quotes for 2019 budget	
2.21.18	2	Re-treat sloping tile entrance to pool at catwalk to eliminate possible slipping when wet	A	Off Season	
2.21.18	8	Railing for pool, pool platform, and social room are corroding and need painting	B	Off Season	
2.21.18	12	Discolored upper concrete of hot tub needs cleaning	B	Off Season	
2.26.18	18	Social room shutters pitted. Paint and lubricate/wash	B	Off Season	
3.12.18	19	Social room exterior lights near pool area are corroded and need painting	B	Off Season	
3.12.18	21	Pool lights needs painting. Interior light housing are corroded. Need repair and painting	B	Off Season	
2.27.18	36	Oceanside glass door walls need to be checked for proper securing to building structure	A	Remove drywall to determine scope	
3.6.18	49	Pool heaters wind shields and motor housing are rusting	C	Replace unit after (1) year warranty	
3.6.18	80	Fire line brackets and pipes on west wall of roof are rusted.	B	Simplex Grinnell to do	
2.21.18	72	Fencing on tennis court A1A walls are corroded	C	To be done with building painting	
3.6.18	34	Garage doors horizontal door panel have edge rust on outer panels and vertical edges	A	Warranty, Manufacturer Notified	

## ***SOCIAL COMMITTEE***

Well, the summer has quickly come upon us! We wish to thank all of you who have helped to chair events and volunteered throughout the year to make our parties a huge success.

We ended our season with Sonia's Splish Splash, Wine Bash, of which this year the odd floors were the winners! Congrats!

The St. Patrick's Day Party on March 17th was a great success singing along with Mathew Mahoski at the piano to "Danny Boy" and Carol Ross's friend, Carolyn Violi, playing a few Irish songs.

The painting class and the Taste of the Empress wrapped up March's events.

In April we enjoyed our annual play at Jensen Beach High School, "Totally Modern Millie" followed by a Pizza Party in the Social Room.

Our final TGIF of the season was on April 20th.

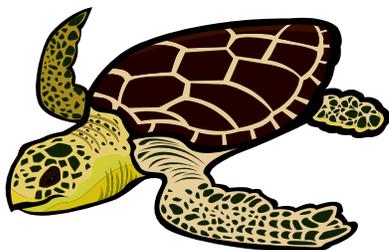
Unfortunately, Marcia Sayles has decided to sell her condo. She has been Vice-Chair of our Social Committee for a number of years and will be greatly missed. Thank you, Marcia, for all your efforts and particularly for your organization and running of "Taste of the Empress" better known as "The Farewell Brunch". You always did a great job! We wish you well.

Also, we wish to thank Chuck and Marie Shelton for their twenty plus years of handling the Enjoyment Books. We welcome Pat Borland as our new person in charge of these books beginning in October. Thank you, Pat, for volunteering.

We wish all of you a safe, healthy, and happy summer!

***Shelly Mahoski  
Paulette Smith***

***Social Committee Co-Chairpersons***



Please remember that it is ***Turtle Season*** and that it is ***imperative to close your drapes or verticals at night*** to prevent the light being emitted onto the beach area. ***Believe it or not, even lights from the 15<sup>th</sup> floor can be detected by the turtles!*** Also, please turn off all unnecessary lights that are visible from the beach by sunset. ***If we do not comply with these guidelines, we can be cited by the County.***

### ***Summer is here!***

During the summer months the Empress is occupied by a *small number of full-time residents*. Summer brings families and friends of the owners for vacation purposes. It is the owner's responsibility to make sure that their guests understand the rules. If you need a copy of the **Rules and Regulations**, please let the Office know.

"If unit owners and lessees are away from their units and have guests, then unit owners and/or lessees shall notify the Office either in person, in writing, via telephone or electronic methods, the name(s) of the guests and their period(s) of occupancy." Guest Form is available from the Office or on the website.

***Please remember, the Empress is a residential condo, NOT a hotel or timeshare. IF your guests are not following the rules, the owner will be held responsible for their actions.***