

The Empress Condominium

Expressions

Quarterly Newsletter

July 2023

Hello Empress Family,

Another season behind us; welcome summer!

We had an awesome season here, a super-packed house and activities pretty much back to pre-Covid era! You can't keep the Empress down!

The Social Committee kept everyone busy until the very end of season which you can see from the attached pictures!

Despite the new parking lot lights, we still heard from the Turtle Police that three (3) of our new lights were still not acceptable so we had 'shields' manufactured and placed on the lights and we are awaiting a re-inspection. Please keep your fingers crossed!

The Social Room blinds were repaired so they all close correctly now so those lights should not be visible from the beach.

We had the windows in the Exercise Room tinted so it was not necessary to install the shutters for Turtle Season, giving all those who use the room a bit more daylight!

With the heavy rains that we get from time to time, we are still experiencing some flooding in the rear of the building; Maintenance is working on a new drainage idea, so hopefully we can keep the water from the Lobby, Storage Area, etc., to a minimum.

Beginning on June 20th the parking lot re-surfacing project will begin, so please remember if you have a car parked on property and you are not here, please get a key to your vehicle to the Office ASAP!

We have a list of projects to do over the summer and our goal as always is to make the Empress remain "The Jewel of the Isle."

Enjoy your summer and look forward to everyone's return next season!

Have a blessed day!

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Empress Board of Directors

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President**

**Jaimie Kiefer
Vice President**

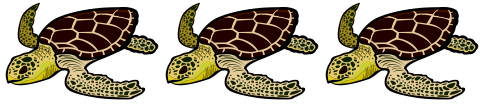
**Carl Valdiserri
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SOME REMINDERS.....



Please remember that it is **Turtle Season** and 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 15th floor can be detected by the turtles!**

Also, please turn off all unnecessary lights that are visible from the beach by sunset since they are disoriented by the lights.

If we do not comply with these guidelines, we can be cited by the County.

PLEASE REMEMBER TO RETURN THE GROCERY AND LUGGAGE CARTS TO THE BICYCLE ROOM AREA AS SOON AS YOU ARE DONE WITH THEM, SO THEY WILL BE READY FOR YOUR NEIGHBOR. PLEASE DO NOT LEAVE THEM IN FRONT OF THE ELEVATOR, IN THE ELEVATOR OR IN THE LOBBY.

Let's please keep the Empress 'neighbor friendly!'



*Dear Empress Owners,
Summer is coming and so are more renters, visitors and guests. Please be aware that as an **owner you are responsible** for the actions of your renters or guests that are staying in your unit. The Rules and Regulations can be found in the Empress Telephone Directory (if you can't find yours, or need an updated version, please get one from the Office.)*

Please stress the importance of the Regulations concerning the pool and pets.

POOL: *No food or beverages in or near the pool; no Horseplay around the pool; no unsupervised children in the pool. These rules are also posted in the pool and hot tub areas.*

PETS: *All pets must belong to condo owners – renters and guests (including family) are prohibited from bringing their pets.*

*Hutchinson Island is proud and protective of its turtle population. **Turtle Rules:** Close window curtains after sunset, don't use flashlights on the beach at night, stay off the dunes.*

Thank you for keeping the Empress a safe and relaxing residence – The Jewel of the Isle – and home to many of us!

Empress Board of Directors

Owners,
please make your contractors/delivery people aware:

The following is a list of rules for all hired contractors while on the Empress Property. If you have any questions, please contact the Office.

1. **Do not use the Empress dumpster for construction debris.** It must be taken to an off-site location.
2. All contractors need to **sign in** at the Front Office **each and every day** they are on site.
3. Contractor working hours are: **Monday through Thursday 8 a.m. to 5 p.m; Fridays 8 a.m. to 4 p.m. NO WORK PERMITTED ON WEEKENDS OR HOLIDAYS. No deliveries after 3:30 p.m. on any workday.**
4. All contractors transporting supplies to and from the unit **must use the North service elevator ONLY with pads.**
5. Contractor **must clean up ALL** common areas **during and after work is completed.** This includes catwalks, lobby, elevators and entrance.
6. Contractors must park their vehicles in the south side of the parking lot marked "**Maintenance Vehicles**" once supplies have been unloaded. **DO NOT park vehicles under canopy,** in front of building or in resident parking spaces.
7. Contractors are **NOT** permitted to use the shopping carts or luggage carts for transporting tools and materials; they **MUST SUPPLY** their own transporting device.
8. **Any furniture and/or appliance delivery and/or removal MUST ALSO USE the North Elevator ONLY.**

HURRICANE SEASON 2023

June 1st marked the official beginning of the Atlantic Hurricane Season, and will run through November 30th.

The Hurricane Preparedness Plan for the Empress Unit Owners contains a lot of good information on preparing for a hurricane.

If you do not have a copy of this plan, you can obtain one from the Office, either by email or hard copy, or on the website: www.empresscondo.org.



The portico wall got a fresh coat of paint and some new plants!



A few of the baskets raffled off....

SOCIAL COMMITTEE

Ah, June ... Summer's almost here – oops, at the Empress it's summer all year long!

Since the last Impressions, we had our first Basket Raffle – very successful thanks to all the volunteers who put together such a variety of baskets that everyone couldn't wait to be on! (It must be said that the most bid-upon basket was the one with all the lottery tickets – however, all the wishing and hoping didn't amount to too much money for the winner - \$35 – better luck next time!)

Joanna Peters' St. Patrick's Day dinner was a hit with all the local Empress Irish men and women – green beer goes great with corned beef?

We said "good-bye" to some of our renters and snowbirds with the Farewell Buffet – Bloody Marys and mimosas go very well with ham ...could there be a theme here?

Larry Novotney and the men once again showed that they can dish out Park Avenue BBQ food with the best of them.

Lastly, we celebrated Memorial Day with a small group of us sharing dishes and grilling on the patio ... remembering the reason for the occasion.

Your Empress Social Committee

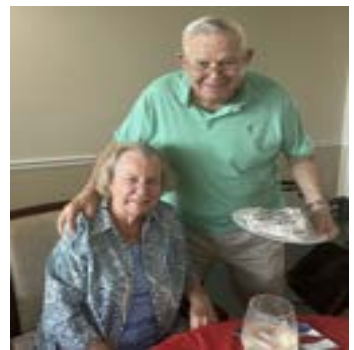
St. Patrick's Day 2023



MEN'S BBQ DINNER



MEMORIAL DAY 2023



***Thank you to all who proudly served our country!
God Bless America!***