

# The Empress Condominium

## Expressions

Quarterly Newsletter

October 2022

*Hello Empress Family,*

*This summer at the Empress has been a busy one between the Concrete Restoration Project and several owners renovating.*

*The Concrete Restoration Project has been moving along at a good pace (some pictures are included in the following pages.) The best news so far was that no weather walls were needed, and no shutters needed to be removed. Maintenance has been busy supporting this effort and has done an excellent job of opening and closing shutters and removing furniture from balconies for those who were not in residence. Their support will still be needed as the project progresses. Kudos to those residents who have been here, for their patience and cooperation!*

*The metal doors and frames have been ordered for the staircases, trash rooms, etc. Once installed, they will add the final touches to the Jewel of the Isle!*

*Jeff and Mario did a fantastic job re-sealing the pavers on the pool deck (looks better than new) and they continue to work hard each day to get the Empress ready for everyone's return.*

*As Fall approaches, we look forward to everyone returning and wish you all safe travels and good health.*

*Blessings,*

*Howard*



### **Empress Board of Directors**

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# ***SOCIAL COMMITTEE***

It's the beginning of Fall in Florida and the license plates are starting to change!

At the Empress this past season we had our Memorial Day Dinner, the 4<sup>th</sup> of July BBQ and our Labor Day Gathering - it was great to relax with good food and good friends - old and new.

We're now beginning to plan for the arrival of our seasonal residents, both owners and renters.

Input for activities, suggestions for the fall/winter are always welcomed - we're here for you.

## ***Empress Social Committee***



***July 4, 2022***

*Dear Empress Owners,*

*As the summer season ends and we reflect on the number of unexpected pets that accompanied some of our visitors, we would like to stress that our rules state that **ONLY** owners are allowed to have **ONE** pet on the premises (and the weight limit for dogs is 20 pounds.)*

*Also, this season, we have seen the start of many remodeling projects. We request, once again, that all owners review the rules included in this newsletter with their contractors, including the requirement that they sign in and out with the front desk at arrival and departure.*

*Additionally, guests/visitors must also sign in and out.*

*Thank you for your attention to these matters.*

***Empress Board of Directors***

***Welcome  
New Empress Owners***



***Keith & Damaris Keeling  
Unit #1204***

***Luis Chaves  
Unit #1507***

*Please remember that the Empress Rules and Regulations state that the **hours** for **ALL recreation units**, which includes the Ping Pong Room, Billiards Room, Social Room, Exercise Room and the Pool area are from **8 a.m. until 10 p.m. ONLY.***

***Please remember if there are any changes you want to be made to your information in the Empress Telephone Directory, please fill out a new Directory Questionnaire and either email, fax or mail it to the Empress Office. Forms can be found on the website: [www.empresscondo.org](http://www.empresscondo.org)***



**Spring ahead, fall behind....**

**Daylight Savings**

**Sunday, November 6th**

***PUSH YOUR CLOCKS BACK!***



***IN MEMORIAM***



*Jeff Smaka passed away suddenly on August 5, 2022. His full obituary can be read at: <https://www.rrefh.com/obituaries/Jeffery-Smaka>*

*Our thoughts and prayers are with the entire Smaka family.*

## ***To Quote the Muppets: It's not easy being green!!!***

Given some recent inquiries regarding how “green” our building is, we decided to dedicate some space in our newsletter to answer that question.

From a condominium standpoint being “green” translates into conservation of water and electricity. Following is a list of some steps that have been taken to reduce the consumption of these resources within the common areas:

- Recycled water is used to water our lawn and plants.
- The length of time allowed for a car wash has been reduced.
- Three (3) energy efficient pool heaters were installed three (3) years ago.
- A motion detector for the lighting was installed in the Recycle Area.
- LED light bulbs were installed in all interior Common Areas of the building (The stairwells are in progress now.)
- A timer switch was installed for the Social Room air conditioning.
- The Exercise Room is on a programmable thermostat.
- LED lights were installed in the parking lot lights.
- Catwalk lights are being replaced with LED lights as the old lights expire.

The Board of Directors feel that they have been very attentive in addressing cost effective solutions to manage these resources across the Common Areas.

The biggest part of the responsibility to manage these resources in a high-rise building, however, falls on the shoulders of the individual unit owners and how well they govern their own usage of these resources within their units.

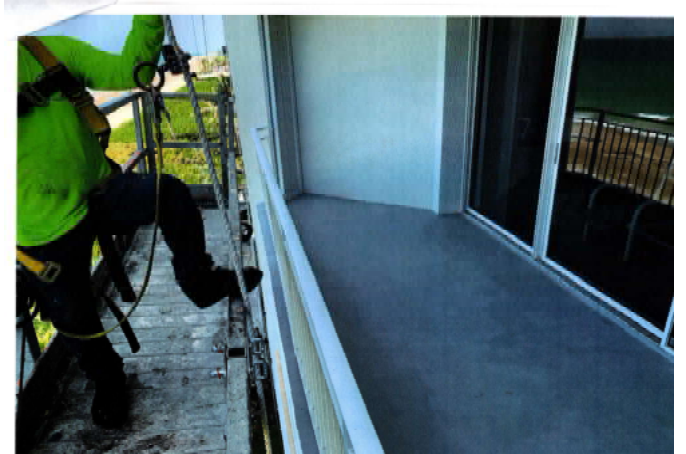
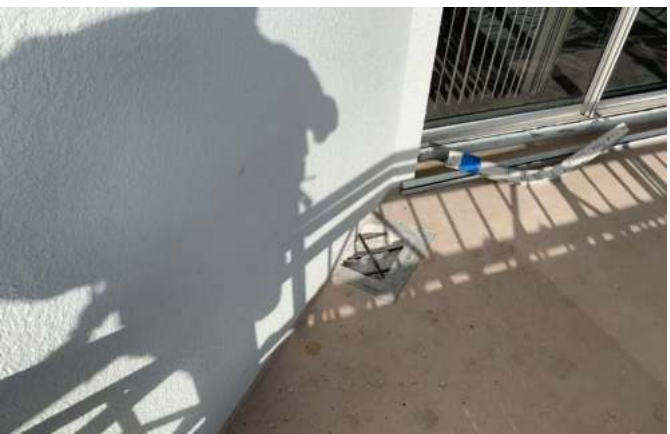
Governmental agencies suggest that A/C thermostats be set in the range of 75 to 77 degrees, as an example. They also recommend LED lighting, shorter showers, energy efficient appliances, etc.



**BEFORE**



**AFTER**



***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.** They 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 Friday 8 to 5 p.m ONLY. NO WEEKENDS.**
4. **Do not transport supplies on the elevator after 3 p.m. on Fridays.**
5. All contractors transporting supplies to and from the unit **must use the North service elevator ONLY with pads.**
6. Contractor **must clean up ALL** common areas **during and after work is completed. This includes catwalks, lobby, elevators and entrance.**
7. 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.
8. Contractors are **NOT** permitted to use the shopping carts or luggage carts for transporting tools and materials; they **MUST SUPPLY** their own transporting device.
9. **Any furniture and/or appliance delivery and/or removal MUST ALSO USE the North elevator ONLY.**

***Thank you for your cooperation!***