

The Empress Condominium

Empressions

Quarterly Newsletter

April 2025

Greetings Empress Family,

We are already well into 2025, the Empress community is full and there are fun events happening all the time!

We started with landscaping upgrades last year and are slowly moving forward. Several older shrubs and trees have been removed and replaced with either newly planted shrubs, flowers or sod. I have tried to include pictures of several of the areas we have worked in.

The spa was showing it's age this quarter and, as a result, we have installed two (2) new spa filters, a new high-pressure switch and installed new PVC plumbing. The good news, it is now running as if it were new! I wish we could replace our old parts that easily!

We replaced the Empress grill and if I could please remind everyone that it is important to turn off the propane when you are done, clean off the grill and close the lid. Small steps will allow all to enjoy the grill!

Maintenance has created new light posts for the front of the building which really accents the new landscaping. We have a talented team!

To compliment the building being painted last summer, we had Twin Palm Builders paint the garage doors, giving the entire property a fresh look!

Maintenance installed a new mirror at the exit gate which enables drivers to see more of the southern sidewalk. But please, still approach the exit with caution as many pedestrians and bike riders do not always slow down as they approach a driveway.

My goal is to always keep you up to date on the events here at the Empress and I do email everyone a copy of the Monthly Manager's Report. If you are not receiving one means I do not have an email address so please, let me know and I can certainly correct this!

I would like to remind everyone that if there is any suggestion you have or something needs the Association's attention and I am not here, there are Suggestion/Work Order forms available for you to complete attached to the Office door. If you complete that, and also include your signature, I can assure you it will be promptly followed up. Problems cannot be resolved unless we are made aware of them.

Enjoy the rest of the season, and please remember, my door is always open!

Have a blessed day!

Deb



Empress Board of Directors

**Bill Borland
President**

**Lee Schuster
Vice President**

**Carl Valdiserri
Secretary**

**Susan Goodman
Treasurer**

**Kevin Levreault
Director**



SOCIAL COMMITTEE

It's March ... the Empress' Social Season got off to a great start. Vicki Kennedy and Janet Christianson planned and hosted the Welcome Back Dinner – fantastic as usual! Not to be outdone, Dottie Vernimb & Lisa O'Neal arranged the annual Valentine's Day Dinner with a DJ – wow, Dottie & Lisa! On the more sedate side, Elizabeth Robertson hosted our book club meeting with a great discussion of "Lady Tan's Circle of Women" with tea and Chinese treats. Ken and Linda Urban were the Trivia Master/Mistress for 2025 – congratulations to all who participated – it was great fun (even though we lost – easier questions next year, Ken!). And I must not forget the Super Bowl Pool (another personal loss) and the very successful Basket Raffle and Ice Cream Social organized by Jeff & Kathy Brooker– thanks to all who made everything possible.

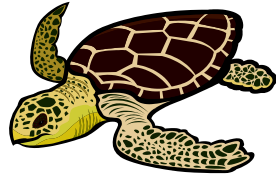
Upcoming events: St. Patrick's Day TGIF, our annual BBQ - we're trying something different this year – looking forward to it, the Farewell Brunch (already? how time flies), and the semi-annual Splish-Splash ... and book club meeting in March (Green Lights with Kathy Brooker) and April (Mrs. Quinn's Rise to Fame with Pat Borland).

Your Empress Social Committee



Valentine's Day Dinner 2025





PROTECTION OF SEA TURTLE NESTING

MARCH 1st – NOVEMBER 15th

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.



***Awesome job Bruce Williams!
The fish that did NOT get away!***

IMPORTANT REMINDER

We will be having a new cable/internet contractor installing in the Fall. Please, before you leave for your other homes, leave ALL Tv remotes next to the Tv's so the new contractor can easily access them for programming.

FLUSHABLE ITEMS

Please remember, many items are marked 'flushable' and despite the fact they may flush easily down the toilet, they end up clogging up the lift station, which makes the City very unhappy. This includes wipes of any kind, diapers of any kind, etc. To put it simply, the only thing you should be flushing down the toilet is toilet paper.



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, 2024 for the Empress is available upon request in the Office.



2025 Empress Mermaids



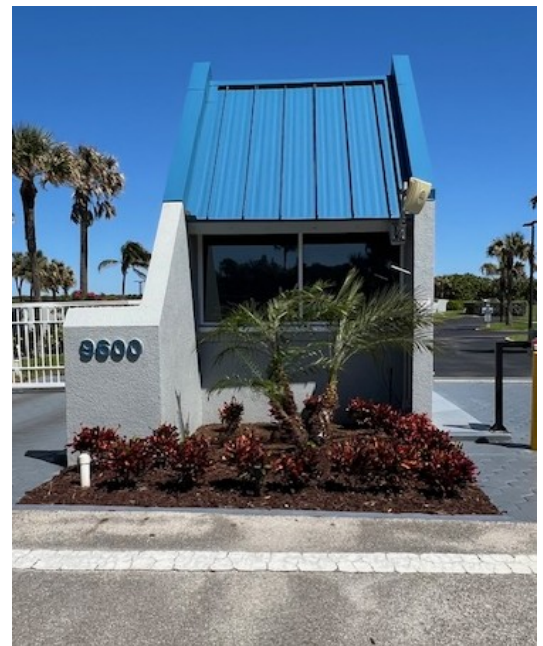
New Entrance Mat at the Lobby Door



Toys for Tots 2024 Drive
Many thanks to Susan Goodman for
orchestrating this drive!



North end in front of #101



ABOVE:
Guard Shack
Road Side
LEFT:
Guard Shack
Inside
entrance gate



In front of ground floor units

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!