

The Empress Condominium

Expressions

Quarterly Newsletter

July 2024

Greetings Empress Family,

I truly hope everyone is enjoying their summer thus far!

As you all know, the repairs to the Fire Pump/Jockey Pump Controllers have finally been completed and the Empress can put the costly Fire Watch behind us! I again would like to thank each of the Fire Watch Volunteers; it was such a big payroll savings! I am also thrilled to have Mario back on days with Jeff and I so the team can get back to a more normal routine!

The Building Painting Project started right on schedule and is moving along at a good pace! I will continue to email everyone weekly just so we can all be on the same page. So far, I must say, things are looking great! Thank you to everyone for your cooperation in removing your balcony furniture, etc., this is a big help to Maintenance opening and closing shutters before and after the painters leave a stack.

In addition to the painting of the building, we are also sprucing up around the grounds; sod was installed at both the North and South entrances, Mario has been busy painting around the grounds and we have installed a new entry button on the Lobby door, which seems to be working out very nicely!

Waste Pro has gone plastic; they have removed our old dumpsters and replaced them with new, plastic ones!

The Empress team will continue to work on our list of summer projects to spruce everything up so it is in prime shape for everyone's return!

My very best wishes to everyone for a relaxing, fun summer and remember, when you blink, it will be time to return to the #1 Condominium on South Hutchinson Island – The Jewel of the Isle –
THE EMPRESS!

Have a blessed day!

Deb



Empress Board of Directors

**Bill Borland
President**

**Jaimie Kiefer
Vice President**

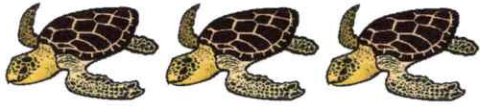
**Carl Valdiserri
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Director**



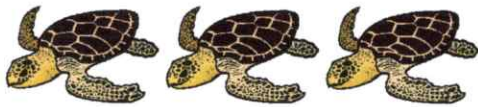
IMPORTANT REMINDERS.....



Please remember that it is **Turtle Season**. 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.



HURRICANE SEASON 2024

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.**

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

**Linda Haring, Unit #405, and Adelaide
on Empress Fire Watch**



Doesn't take much to make us happy!



**Welcome
New Empress Owners**



**Maria Payas
Olga Romagnera
Unit #703**

**Keith & Denise Sinclair
Unit #402**

**Christopher & Betty Tritt
Unit #201**



IN MEMORIAM



*Bill Rhoades, Unit #806, a longtime owner at the
Empress, passed away suddenly on
March 2, 2024.*

*His obituary can be read at:
[https://www.legacy.com/obituaries/name/rhoades/
william](https://www.legacy.com/obituaries/name/rhoades/william)*

SOCIAL COMMITTEE

The winter/spring season came to an end with our BBQ and Ice Cream Socials. Our community has become a smaller family - everything on the Island has gotten smaller - especially the traffic jams and restaurant lines! We celebrated Memorial Day by grilling out on the patio - thank you Empress Chefs - and thank you to those who gave everything for us. What's up next? Our July 4th party!

We have started an Empress Book Club Discussion Group. If you are looking for something to read this summer, consider one of these books and join us at our Meetings when you return.

<i>Verity (Hoover)</i>	<i>.....October 16th</i>
<i>The Measure (Erlick)</i>	<i>.....November 20th</i>
<i>Lessons in Chemistry (Garmus)</i>	<i>.....December 18th</i>
<i>As Long as the Lemon Trees Grow (Katouh)</i>	<i>.....January 15</i>
<i>Lady Tan's Circle of Women (See)</i>	<i>.....February 19th</i>
<i>Greenlights (McConaughey)</i>	<i>.....March 19th</i>
<i>Mrs. Quinn's Rise to Fame (Ford)</i>	<i>.....April 16th</i>
<i>???</i>	<i>.....May 21st</i>

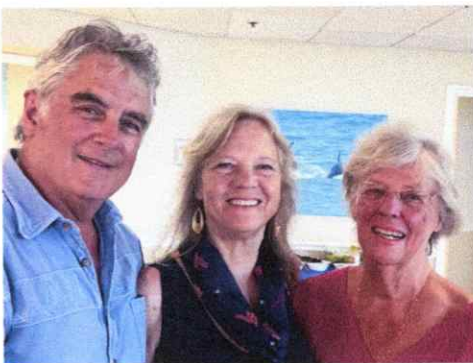
Enjoy your summer ... be safe and stay healthy! We'll be here waiting for you to return. (Full time residents: let's enjoy our summer, too ... the others will be missed, but I know we can suffer through it together - HAHAAH)

Your Empress Social Committee

MEN'S BBQ DINNER 2024



Memorial Day 2024



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

Summer is the time when most renovations begin, below is a reminder to owners to please have this discussion with your contractors. If you have any questions, please call the Office for clarification.
Many thanks!

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 4:30 p.m.; Fridays 8 a.m. to 3:30 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. A vacuum is kept in the office for this purpose.***
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.***