

# THE DRIFTWOOD TIMES

FALL EDITION

October 2020

The Driftwood Vacation Villas Condominium Association

The Driftwood Ocean Villas Condominium Association

The Driftwood Breakers Condominium Association

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## **From the manager's desk**

Wow, what a difference a day makes. Back in March we mailed out the spring newsletter just a few days before the whole world became so painfully aware of Covid-19. The Driftwood was experiencing a great winter season and expecting spring to be the same. We could not have been more wrong. The shutdown of various states began in mid-March and within a few weeks we went from nearly full to only 20-25 rooms occupied, mostly by owners who own multiple weeks, and a few renters who had escaped before the virus hit the tri-state area of Connecticut, New York and New Jersey with such a vengeance. We had one renter who had planned to be here for a few days and wound up staying for 8 weeks

because they didn't want to go home to New York. The Driftwood was never closed throughout the Florida shut down or at any time during 2020. Waldo's Restaurant was relegated to takeout-only food for about 8 weeks, but at least was open for those owners, exchange guests and renters who were on the property. The only time the resort has been this quiet in the 32 years I've been here was after we had opened about a quarter of the property as we rebuilt from the damage that Hurricanes Frances & Jeanne caused in 2004. It was eerie, to say the least, and scary in ways none of us have ever had to contend with before. Of course, this was/is true for all of us this year as we try to navigate and stay safe until either a vaccine or viable treatments for Covid19 is found.

Things changed quickly - very quickly - once the state started opening up in May. We immediately saw a significant increase in owners, renters and RCI guests coming to the property. As each week passed more and more people showed up until by the 2<sup>nd</sup> week of June we were nearly full again and we have stayed that way throughout the summer until late August, when it always slows down a bit because children are going back to school. Now we are in the quieter time of the year when we do our maintenance week work in the units, but the weekends continue to be busy and we are grateful for that. Florida's COVID-19 numbers have come back down from the very high peaks in July and seem to be steady for the time being. Our hospitalizations are also down, hopefully signifying fewer extreme cases, and better treatment options and also hopefully resulting in fewer deaths as time goes by. At the Driftwood we continue to sanitize exterior areas daily and the housekeeping staff uses a sanitizing spray through-out the units before they are turned in to the front desk as ready rooms.

We are saddened to find that many of our winter owners who have anywhere from 2 to 12 weeks here are opting to list their units for rental this winter. We will of course make every effort to rent units but we are **very** concerned that if our owners don't want to come that there may also be a shortage of renters in the area to fill all these additional units which we would not normally have at that time of year. We hope all of our owners who have elected to stay home this winter will understand that it is possible some/many units may have only minimal rental, if any at all. It would be great if we were wrong and we had a good influx of "snowbirds" to our part of Florida so that owners' units will be rented well. We do hope that there are still many owners who will come this winter; it has to be better than staying in the cold north! We ask for your understanding during this tumultuous, uncertain time.

As Vacation Villas owners should be aware because of the July letter sent to all of them by Peter Tingom, President of the association, there will be no special assessment for interior renovation of the studio units at this time. The Board opted out of the project because of the extreme cost and hardship that they believe it would put on so many of our owners who are struggling to pay bills because of the effects of the pandemic on their lives. However, the Board did adopt a different strategy to improve the units now, as much as is possible, with the reserve funding that is in place and also that will be funded in the 2021 budget. The Board approved the installation of LVT (Luxury Vinyl Tile) flooring in all B Building studio units' living areas this fall and we have just completed that work. The new flooring looks great and certainly helped with musty odors that were

lingering due to the carpet in the living areas. The flooring extends into the kitchens and vanity areas in those rooms. This flooring will be installed in A Building units during 2021. This is a very expensive project, but well worth the outcome and should last for at least 3-4 times the life of any carpet if not longer. We are also replacing all drapes in both A & B Building this fall, with blackout and sheers in every room. In addition, by mid-January we will have replaced all the sofa beds and leisure chairs in the rooms, and, yes, we are bringing back the recliners in these rooms, although they will be "wall hugger" recliners. We will just be hopeful that owners, exchange guests and renters will be careful not to have them gouge the walls behind them as has been done in the past. We have had many owners request recliners because of health issues and this was a good time to address that issue. Also, earlier this year we completed the installation of hurricane impact windows in B Building, including new double front windows that open now, allowing for a cross breeze during the milder fall, winter and early spring months. The only impact windows left in the association to be done are three on the first floor of A Building, and they will be done prior to hurricane season 2021. This was a great project to complete and offers significant protection to those buildings. I am sure I left some of the work out that has been done this year but as you can tell we have been busy trying to improve these units for your future use. Hopefully, once things have settled down in the world's economy, we will be able to consider again the renovation of the bathrooms and kitchens in these two buildings.

We've been busy in Ocean Villas this year too! The decks in front of cottages G115, F117 & F118 were replaced, which completes that project. The decks look great and should last a very long time. We've also replaced many of the dining room chairs in E Building. The tile behind the couch and area in front of the poolside doors was replaced in D232, and while this was being done we decided to pull up some of the tiles that were loose in the foyer and discovered that beneath were hardwood floors that had been covered at some time in past. The entire floor was sanded and refinished with 4 coats of sealer and looks beautiful. No doubt, that would make Waldo happy! The stair tread and stringers were replaced on the south staircase of D Building and we also now have purchased clear vinyl hurricane protection for all the oceanfront windows and doors on the 2<sup>nd</sup> floor of that building, which provides better protection from storms than the plywood we have used in the past. It also makes it much easier for staff to install since the weight of vinyl is so much less than plywood. We've renovated the tile shower and window in E109 and just finished the

complete bathroom renovation of E223, which looks spectacular (at least I think so). This fall we will replace the mattresses & box springs in D, F & G buildings and will also install new leisure chairs in 8 of the E Building units. E Building received new mattresses last fall. Also, earlier this year we replaced all screen sliding doors in E Building. Lastly, we have replaced the HVAC units in E226 & E108, along with several new condensing units in other rooms. We are winding down the replacement of the old R-22 HVAC systems, and have only 4 left to replace in the Ocean Villas units.

Breakers was not left out of the work that has been done this year. We completed the install of the new impact sliding doors on units 3011 & 3031 this spring, a great job to get done before hurricane season began. The concrete work continues throughout the buildings, and while we hope to have the balcony railings replaced for units 3022-3024, we may run out of time to get that done this year; it will definitely be completed in 2021. We've replaced the leisure chairs in many of the Breakers units and expect to replace the remaining in 2021 as well. The mattresses and box springs will be replaced in all Breakers units this fall. One of the projects we will be discussing this coming year for Breakers will be the replacement of the entry doors to impact doors. Not only would this offer more protection but also provide more light into the kitchen areas. We are taking bids now for the replacement of the oceanfront roof, which is starting to show its age. It's amazing to think that the last roof was put on over 15 years ago already.

The 2021 budgets will be mailed out during the first week of November to all owners, but a recap of the proposed fees can be found later in this newsletter. You will find that Ocean & Breakers are proposing no change from the 2020 fees and Vacation Villas will have a small increase. The reason for the increase is due to a few things, but most importantly due to the funding for the A Building LVT flooring and installation, which is included in the budget and is much more expensive than the carpet for which we normally reserve. We are so appreciative of all our owners paying their fees, as always, but even more so during this difficult year. We hope that 2021 will be an easier year for everyone. As with all assessments, once you have received the bill in early January, you can make payment arrangements with no additional fees by contacting Amy, Zach or myself prior to the February 28<sup>th</sup> deadline. Also, if any of your contact information has changed, phone numbers, addresses or email addresses please notify the office by calling 772-231-0550 or emailing us at [info@verobeachdriftwood.com](mailto:info@verobeachdriftwood.com)

Lynn Acor, one of our long-time Front Desk employees, is also a volunteer at McKee Jungle Gardens in Vero Beach, another Waldo Sexton creation. It is a wonderful

botanical garden located off of US 1. Lynn has taken many of our owners on tours of the gardens and wanted to let our owners know that she is always happy to do so, schedule permitting. If you are interested in visiting just stop by the front desk anytime Lynn is on duty and she will tell you all about the history of the gardens and set up a tour for you.

For the time being we no longer have owner activities such as our coffee & donut hour, wine & cheese or hot dog roast due to the restrictions presented by Covid-19. We still have ice cream available on Wednesday afternoons at the front desk, in individual sealed cups, and still conduct the Treasure Hunt on Thursday afternoons. In addition, Amy has put together a scavenger hunt on the property which is available on Tuesdays. We hope to be able to resume our normal activities as soon as it is safe to do so. The resort bands that we provide at the front desk MUST be worn by all guests during your stay at the resort. We have been trying to control the number of "locals" who wander the property during the pandemic and the resort bands are very helpful in that regard.

Our website has been updated this fall with nearly all the information now on it that was previously in the red notebooks in the rooms. We have eliminated those books from the rooms since the information is easily accessible from your cell phone, tablet or computer. For anyone wanting hard copies of any of this information we are happy to provide it to you at the front desk. In addition, if you were not already aware, the website can be used to make maintenance payments and print rental agreements for your use. The interval week-by-week calendars are on the website too, so that you are able to check your scheduled arrival dates. We have also added a new "virtual tour" of the rooms on the site. The address for the site is: [www.verobeachdriftwood.com](http://www.verobeachdriftwood.com).

That's all for this newsletter, we sincerely hope to see as many owners as possible this coming winter and spring! Jeanne L. Radlet, General Manager

**While all members of the three Associations' Boards of Directors have indicated their desire to serve again in 2021, anyone else who is an owner in good standing may ask to be added to the ballot for the Board of Directors at the annual meetings by informing Jeanne Radlet at the resort prior to November 25th.**

**The Budget Meetings and the Annual Meetings of Driftwood Vacation Villas Condominium Association, Inc., Driftwood Breakers Condominium Association, Inc. and Driftwood Ocean Villas Condominium Association, Inc. will be held on Saturday, December 05, 2020 at the Costa De Este hotel next to the Driftwood on Ocean Drive in Vero Beach at 9 AM. These meetings occur concurrently.**

**PROPOSED MAINTENANCE FEES & TAXES FOR 2021:**

**BREAKERS:**

2 Sleeper

Maintenance \$360.60  
Property Taxes \$ 19.01  
Windstorm Ins \$ 30.35  
TOTAL \$409.96 No Change

4 Sleeper

Maintenance \$599.59  
Property Taxes \$ 31.65  
Windstorm Ins \$ 50.49  
TOTAL \$681.73 No Change

6 Sleeper

Maintenance \$877.79  
Property Taxes \$ 46.36  
Windstorm Ins \$ 73.92  
TOTAL \$998.07 No Change

**VACATION VILLAS:**

B125, B126

Maintenance \$562.63  
Property Taxes \$ 24.19  
Windstorm Ins \$ 44.01  
TOTAL \$630.83 2.2% increase

All Others

Maintenance \$545.43  
Property Taxes \$ 24.19  
Windstorm Ins \$ 42.85  
TOTAL \$612.47 2.2% increase

**OCEAN VILLAS:**

D228 & Cottages

Maintenance \$475.05  
Property Taxes \$ 30.06  
Windstorm Ins \$ 56.06  
TOTAL \$561.17 \$.03 decrease

All Others

Maintenance \$667.82  
Property Taxes \$ 42.87  
Windstorm Ins \$ 79.96  
TOTAL \$800.26 No Change

**UNITS UP FOR AUCTION:**

**OCEAN VILLAS**

The following units in Ocean Villas are available for auction:

<u>Unit#</u>	<u>Week #</u>
E223	17
D228	32
E111	22

E223 is one bedroom oceanfront units with a partial kitchen and one bath. This unit has a minimum bid of \$1500. E111 is a one bedroom 2 bath oceanfront

townhouse and has a minimum bid of \$1500. E Buildings units are on the National Registry of Historic Places. D228 is a one room efficiency unit with queen size murphy bed and a wonderful ocean and pool view. D228 has a minimum bid of \$1000. These units are all Friday-Friday occupancy.

**BREAKERS**

The following units in Breakers are available for auction:

<u>Unit #</u>	<u>Week#</u>
3027	16
3022	02
3002	03

All of these are 1 bedroom, 2-bath units with a full kitchen and have a minimum bid of \$800. 3027 is a 2<sup>nd</sup> floor poolside unit, 3022 & 3002 are park side units. These units are Friday-Friday occupancy.

**VACATION VILLAS**

The following units in Vacation Villas are available for auction:

<u>Unit#</u>	<u>Week#</u>
B213	10
B212	13
A205	48
A405	38

A205 & A405 are oceanfront studios which sleep 4 with queen bed in bedroom area, sleep sofa in living room, partial kitchen and one bath. B212 & 213 are studios with queen bed in bedroom area, sleep sofa in living room, full kitchen and one bath. Each of these units have a minimum bid of \$500 each. These units are all Saturday – Saturday.

If you are interested in bidding on any of the above-referenced units please send an envelope to Jeanne Radlet at the Driftwood Resort, 3150 Ocean Drive, Vero Beach, FL 32963. **Mark the outside of the envelope “Bid on Unit \_\_\_\_\_”** and include the unit number on which you are bidding. The bids must be received prior to December 1, 2020 and the winners will be announced at the annual meeting on December 5th. If you are bidding on more than one unit, please indicate how many you actually wish to purchase and list the units in your order of preference.