

THE DRIFTWOOD TIMES

FALL EDITION

October 2019

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....

Erin, Irene, Frances, Jeanne, Wilma, Matthew, Irma, and Dorian: yes, it's that time of year again. Once more we were under threat from one of Mother Nature's nastiest events when Hurricane Dorian approached the east coast of Florida earlier this month. The rest of the names are all storms that have also threatened and or hit our area in the last 25 years, some causing damage in the millions of dollars. We were very lucky this year that Dorian turned north and left us with only our elevator in the 4-story building damaged, which was repaired within 2 weeks. Hopefully, there won't be another storm to threaten our coast this year. I do want to thank the entire staff of the Driftwood that prepared the property for another hurricane. It is a lot of work and was done without any complaints. We have a great loyal staff here that appreciates how special the Driftwood is to all our owners and to our community. That's enough about hurricanes; now for news about your vacation home.

As all Vacation Villas owners should be aware, we have been working on a plan for the complete renovation of the A & B Building studios for the last 3 years. There are so many unknown factors in this renovation that the Board of Directors decided earlier this year to renovate one unit completely in 2019 so that a more accurate

accounting of costs could be established. In that regard, we began the interior renovation of Unit A202 in September and are finishing it as I write this newsletter. The job began with the removal of all furnishings, wall coverings, divider walls, kitchen and bath cabinets and fixtures, the bathtub, carpeting, tile, popcorn ceilings, ceiling fans; pretty much everything in the room. When the work is complete there WILL still be a divider wall between the living area and bedroom area, but it will be thinner. The bed will be a queen on a custom-built platform. There will be two built-in nightstands attached to the headboard and behind the board will be a wood accent wall. The 50 inch TV, will be hanging on the wall next to the closet and will be able to be seen from the living and sleeping areas. There will be two "windows" in the divider that can be closed with blackout roller shades. There will also be a privacy drape across the bedroom area in place of the current louver doors. The front window, which was replaced this past spring, will have blackout Roman shades. There will still be a queen sleeper sofa, leisure chair (not a recliner), dining table and 4 chairs in the living area. Under the wall-hung TV will be a custom-built cabinet with drawers for storage. The through-the-wall air conditioner will be gone and will be replaced with a "mini-split" system that will be in the hallway ceiling between the kitchen and living areas. This system should not only be much more efficient at cooling the units, but also much more cost-effective and quieter. The kitchen will have all new cabinetry, quartz countertops, a cabinet above the countertop that will hold the microwave which will double the counter space, new appliances, lighting and flooring. The bathroom will have a shower, no tub, new vanity with quartz countertop, new lighting, new toilet, new tile floor and new fixtures. There will be LVT flooring though out the kitchen and living areas and carpet tiles in the bedroom area. There will be an assortment of USB ports around the room for all your devices also. I am sure I have left something out; as you can see this model unit is indeed having a total renovation. Once the model is complete, we will have a much better idea of the cost of the project and be able to bring in an architect/engineer who will put together a bid package so we can receive competitive bids for the work to be done. This will take some time so the Board meeting to consider any special assessment will not take place until sometime during the first few months of 2020. If you would like to see the finished unit, A202, please stop by the office and see when it will be available.

We have been working on other areas in Vacation Villas this year also. We completed the installation of all the 2nd, 3rd and 4th floor windows in A Building earlier this summer and also about half the ones on the 1st floor. These are hurricane-impact windows as are all the windows we purchase now. They will certainly help protect against any hurricanes we may have but also, because they are double-pane windows, they will help reduce energy costs. We plan to replace all the front windows in B Building in 2020 and are hopeful that the Board will approve a different style window that will open, providing those owners with some fresh air ventilation in those rooms.

In Ocean Villas, new draperies were installed in all E Building units this spring. At this time we are in the process of replacing the tile in the bathroom of E226 and hope to have the opportunity to do the same in E223. It is so difficult to get into E Building units to do larger projects because they are nearly always occupied. I realize that is a good problem to have; it would be worse if they were empty all the time, but it does make it difficult to plan renovations. We are continuing with the replacement of the kitchen counters in D-Building this fall. D232 was just completed and looks great, which will only leave D231 to do, hopefully in the coming months. We continue the replacement of the bi-fold doors in D & E Building to solid panel doors. These doors are a much higher quality and are easier to dust and keep clean. One of the projects we will be working on for next year is the replacement of at least some of the glass doors on the pool side of the units over Waldo's Restaurant. We want to replace them with impact windows, but still need to retain the historic quality of those older doors, so it will take some time to find the right ones. A new roof has been installed on D Building during week 38, which unfortunately resulted in Waldo's being closed for 5 days. We apologize to those owners who were disappointed that Waldo's was closed and barring an emergency of some kind want to assure everyone that it will be open for Week 38 next year. At the same time, we hope those owners who told us how much they liked Waldo's being closed because of the quiet it created won't be disappointed when they find it open next year. It's just very hard to please everyone!!

In the Breakers, we are replacing all the carpet in rooms this fall during maintenance weeks. The carpet is 5 years old, and while it would have been nice to get another year of life out of it, the carpet was really starting to

show its age and the funding was in place to replace it this year. This month we will complete the replacement of the sliding glass doors in units 3010 & 3030. These doors have been a problem for many years, mostly because of their size. Our elderly owners and guests have a very difficult time opening these heavy doors. In addition to that, there has been significant leaking from the 2nd floor into 3010 for some time, and while the doors are being replaced, the cause of this leak will be repaired. As mentioned in previous newsletters, these doors will be smaller, providing ease of use. The tops and sides of the existing opening will be finished with drywall and texture, and even though the doors will be smaller, the amount of light coming into the unit shouldn't change much at all. We will be replacing the other two oceanfront doors in 3011 & 3031 sometime during 2020 when we can find available dates. In 2020, we also expect to be replacing many of the leisure chairs in the Breakers units. The poolside railings between 3026 and 3031 will also be replaced this fall; it will match the railing on the staircase between 3029 & 3030.

In more somber news, Patricia Yahn, long-time owner and Board member on all three of the Driftwood Boards for many years, passed away on August 28, 2019. Pat was a very involved Board member and took particular interest in the interior renovation projects we had for the associations over the years. She was a true traveler, having visited nearly every continent in her lifetime, many of them several times. I'm pretty sure the only one she didn't visit was Antarctica. Leon Volkert, Secretary Treasurer of all the Boards, once said to me "No moss grows under Pat's feet!" And he was right. She had not been a member of the board for several years but we are sad to hear of her passing. She will be missed by many of the staff and other owners here.

Later in this newsletter you will find the proposed budgets for 2020 for the three associations. Ocean Villas and Breakers have small increases of 2 % or less. In Vacation Villas the increase is 4%, the biggest portion of which is in the reserves where we funded additional money to help with the proposed interior renovation and the living room and kitchen window replacements in B Building. These numbers **do not** reflect the special assessment which will be required if the Board moves forward with those renovation plans.

There are a few great unit weeks available for auction listed at the end of this newsletter. Take a look and see if there may be a unit that you or friends of yours may be interested in purchasing.

That's all for this newsletter, hope to see all of our winter owners and friends in the coming months.

Jeanne L. Radlet, General Manager

Now for a topic I am asking to be put in bold in this newsletter AND boxed to attract everyone's attention. We have striven over the last 3 years to obtain as many owner's email addresses as possible so that we could save postage on newsletters and also, and more importantly, to notify owners of important issues going on at the resort such as the closing of the resort due to a hurricane. We were very pleased that we had obtained well over half of our owners' emails and then VERY dismayed that when we send out notices and newsletters to find that only half of those owners are actually opening these emails. The emails always have the word "Driftwood" in the memo line and they always contain important information regarding your vacation home. We hope that you will check to see if our emails are somehow winding up in your "Spam" file. We are sending this newsletter through "snail mail" to ALL owners in hopes it will be read by everyone but will not continue that in the future. We hope that in the future those of you who receive these notices will take the time to open and read what has been sent to you. Also, if you have not received our emails, please forward your current email address to info@verobeachdriftwood.com so that we can add you to our emailings!

While all members of the three Associations' Boards of Directors have indicated their desire to serve again in 2020, 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 29th.

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 07, 2019 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 2020:

BREAKERS:

2 Sleeper

Maintenance \$361.95

Property Taxes \$ 20.69

Windstorm Ins \$ 27.32

TOTAL \$409.96 1.0% increase

4 Sleeper

Maintenance \$601.84

Property Taxes \$ 34.45

Windstorm Ins \$ 45.44

TOTAL \$681.73 1.0% increase

6 Sleeper

Maintenance \$881.09

Property Taxes \$ 50.45

Windstorm Ins \$ 66.53

TOTAL \$998.07 1.0% increase

VACATION VILLAS:

B125, B126

Maintenance \$551.64

Property Taxes \$ 24.19

Windstorm Ins \$ 41.33

TOTAL \$617.16 4.0% increase

All Others

Maintenance \$534.44

Property Taxes \$ 24.19

Windstorm Ins \$ 40.24

TOTAL \$598.87 4.0% increase

OCEAN VILLAS:

D228 & Cottages

Maintenance \$476.05

Property Taxes \$ 32.20

Windstorm Ins \$ 52.95

TOTAL \$561.20 2.0% increase

All Others

Maintenance \$678.81

Property Taxes \$ 45.93

Windstorm Ins \$ 75.52

TOTAL \$800.26 2.0% increase

UNITS UP FOR AUCTION: OCEAN VILLAS

The following units in Ocean Villas are available for auction:

<u>Unit#</u>	<u>Week #</u>
E221	33
D228	32
G115	01

E221 is one bedroom oceanfront units with a partial kitchen and one bath. This unit has a minimum bid of

\$1500 each. 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. G115 is a one-bedroom cottage with full kitchen and 2 baths. It also has a Jacuzzi tub in the unit. G115 has a minimum bid of \$800. These units are all Friday-Friday occupancy.

BREAKERS

The following units in Breakers are available for auction:

<u>Unit #</u>	<u>Week#</u>
3011	37
3030	43
3026	15
3025	51

3011 & 3030 are 1 bedroom, 1 bath oceanfront units with a full kitchen and each has a minimum bid of \$900. 3026 is a 1 bedroom, 2-bath pool side unit with a full kitchen and has a minimum bid of \$900. 3025 is a 2 bedroom, 2 bath pool side unit with full kitchen and has minimum of \$1500. These units are Friday-Friday occupancy.

VACATION VILLAS

The following units in Vacation Villas are available for auction:

<u>Unit#</u>	<u>Week#</u>
A206	15
B212	13
B215	09
B101	33

A206 is an oceanfront studios which sleep 4 with queen bed in bedroom area, sleep sofa in living room, partial kitchen and one bath. All B units 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 \$700 each. B101 is a 2 bedroom, 1 bath townhouse unit with full kitchen. B101 has a minimum bid of \$900. 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 4, 2019 and the winners will be announced at the annual meeting on December 7th. 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.