

# THE DRIFTWOOD TIMES

Spring EDITION

March 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.....

Ah, beach restoration! The words and the topic bring all kinds of opinions to the forefront. Regardless of your stance on this method of "saving our beaches," the Driftwood was subject to it this winter as Indian River County, the Florida Department of Environmental Protection and FEMA approved and implemented a \$4.2 million restoration project. The project began in November and continued through February, it had to be done by the beginning of turtle nesting season next month. We at the Driftwood were advised our beach would most likely be closed for a few weeks

during this work and that was expected to happen in early- to mid-February. Armed with this knowledge, the staff at the Driftwood sent out email messages and regular mail notices to all owners expected to be here during February and into early March. Room rental reservations were called to make sure they were aware of this work as it seemed only the courteous, correct thing to do when the major attraction for this property is the beach. As a result, some rental reservations were cancelled by guests who wanted beach access and weren't willing to walk a few blocks to Sexton

Plaza to have access. So, then what happens? With less than 6 days notice, we were told that the project was moving more quickly than expected and our beach would be closed on the 22nd of January for about two weeks. We did send a “Constant Contact” notice out to owners with this new information and let as many people as possible know the timing of the work had changed. The work began on the 22nd and we were amazed at the speed with which they moved! The Driftwood beach was actually only closed for 8 days, reopening before the end of January. The result is two-fold: the beach itself was renourished all the way to the sea wall with only about a foot of its 28-foot height exposed; and, we lost some rental business because of this work both in January and during the first two weeks of February as those who cancelled reservations had already made other plans in other places and did not rebook. It’s the old saying: “damned if you do, damned if you don’t.” However, our philosophy at the Driftwood is and always will be to keep all owners and guests as informed as possible about anything affecting the property.

The next part of this topic is whether or not the just completed beach restoration will have any lasting impact on the Indian River County beaches. I don’t have the answer to that question. Only time will tell, but I do know that our seawall has protected us against storms and hurricanes for 25 years now and should continue to do so regardless of the ebbs and flows of the sand! I also know that 4 weeks after the beach restoration was complete in front of our property we had a strong northeast wind for about 2 days and the majority of the sand has now washed out in front of the Driftwood, leaving about a 6-foot “shelf” for our owners and guests to navigate through to get to the actual beach. It’s not likely this sand will come back; usually when this happens it moves south along the coast, so, again, we are lucky to have our seawall to protect the Driftwood from Mother Nature’s whims!!

The interior renovation of the A & B Building timeshare units continues to be the biggest concern/project on the agenda for the Driftwood. In December 2019, local architect Greg Burke was hired by the Vacation Villas Board of Directors to formulate a plan and cost estimate for this work. He, working in conjunction with Ab-Tech Engineering, is preparing the necessary drawings

and plans that will be required by the Indian River County Building Department for a project of this size. A202, which was renovated in 2019 as a “model” for the work to be done, has been viewed by nearly all owners who have been here since its completion in November. The reaction to the work has been overwhelmingly positive, which is gratifying for the board to know they are moving in the right direction. The room retains its “look” in that there is still a wall separating the living & sleeping areas, with roll-down shades and a privacy drape across the front of the sleeping area. The TV is on the wall across from the two areas and can be seen by both rooms, though we will include a “swivel” on future installs to provide better viewing. There are a few things that will be done differently if the total project moves forward. We will keep a queen bed instead of a king; space is just too limited for the larger bed. The furniture will be lighter in color, the artwork more in keeping with the Driftwood, and the shower will have sliding doors, among other things that will be “tweaked” to produce the best result.

The architect is to have his preliminary report to the Board of Directors by the end of March. The Board will be reviewing his work at their next board meeting and will decide at that point if they will move forward with the total project. If they do so, they will call for a meeting of the board by mail that all owners will be invited to attend. This would take place 30 days after the date of the letter. If the board at that meeting moves forward, a special assessment would most likely be issued around the middle of June or early July. The work itself would not begin until fall of 2021, as we want to give all owners ample time to pay the assessment and also because it will take that long to obtain permits, furnishings and bids from contractors. Equally important, it will give us time for planning how to accommodate all guests during their weeks and still get the work done on a timely basis. The plan would be to begin the work right after Labor Day and be mostly complete by Christmas. The special assessment, as with all assessments, would be due in 60 days; however, because of the timeline of the project, if any owner needs additional time, it will be fine as long as monthly payments are received. We do not charge interest or late fees as long as we receive payments each month. We will need to have at least 85% of the total cost collected by the time we receive bids for the work from the general

contractors in early spring 2021. We will of course keep owners updated on the planning of this project. One other person that deserves mention in the planning of the project is Tony Martino, Breakers Board President and Vacation Villas Board member. His help in assisting Greg Burke, our architect, has been immeasurable and both the rest of the Vacation Villas board and myself thank him for all his efforts. He has spent many hours of his winter vacation weeks at the Driftwood working with Greg and has been instrumental in saving the association significant dollars for this project.

We have begun the replacement of the front windows in the studio units of B-Building and the bedroom bay windows in B125 & B126. These will be completed by the end of the summer, hopefully earlier. These are hurricane-impact windows which will protect the building from storms and make preparation easier for the property should we receive another threat. Unlike the old windows, the new ones at the front of the units will slide open, providing the ability to have a cross breeze, which I'm sure our owners during cooler weather will appreciate.

In the Breakers, the oceanfront sliding doors are on order now for the two remaining oceanfront rooms in the Breakers, 3011 & 3031. That work won't take place until later this year. The doors in 3010 & 3030 were replaced in the fall of 2019 and look great. We've also changed all the landscaping around the Breakers pool this winter. The leggy Birds of Paradise have been replaced with very colorful Crotons; owners have complimented the new look and also the fact that they can now sit on their porches and see the pool again! The 2nd floor poolside railings between 3026 & 3031 were replaced last fall; they now match the staircase railing next to 3029 and provide a new clean look to the area. We hope to be able to do the same for the 2nd floor railings between 3022 and 3024 later this year. We are due to replace the mattresses & box springs in all the Breakers units at the end of this year. It's hard to believe that the interior renovation of these units was 6 years ago already!!

In Ocean Villas we plan to replace the remaining three cottage decks this year. We will complete the last of the kitchen counter renovations in D Building and also plan on replacing many of the leisure chairs in E Building. One of the next big projects for Ocean Villas is the replacement of all

the kitchen cabinets in the Cottages. They are still original cabinets from when those units were converted from "fishing shacks" into timeshare units. We will be getting bids to do this work over the summer so that we can include at least some of the funding for it in the 2021 budget. None of this kind of work can be done until the fall as these units tend to stay full all time. We are also replacing all the sliding door screens in E Building this spring.

Just a reminder that when you come to the front desk to check in to please bring your tag number for your car so that we can issue you a parking permit. Nearly all owners have been very receptive to the procedure we put in place two years ago requiring cars parked in the "A" Building and Breakers lots to have these permits displayed in their cars at all times. Also, we appreciate very much our owners understanding that there is only room for one permit per unit, two for a two-bedroom unit. Guests of owners may park in the north lot, or on the street, but of course will need to be mindful of the time limits on most street parking. There just is not room in our lots to issue permits to people just visiting other owners and guests on the property.

The maintenance and tax billings for 2020 were sent out in January, as always. Thank you to all the owners who pay their fees before the February 29th deadline. A reminder that late fees and interest charges can be avoided if you set up a payment plan PRIOR to the due date. In future years, contact Amy Raymond, Zach Zebrowski or myself to set these arrangements up. If you own units in two different associations, PLEASE remember to send different checks for payment as each association is its own entity; there is no co-mingling of funds. Also if you are delinquent in your fees and come to check in payment will need to be by credit card or money order, we've had a few owners pay by personal check that were returned to us for insufficient funds so we can't take personal checks at check in if you are already late in paying your fees.

Please remember to wear your pool bracelets that are issued at check in whenever you are in the pool areas. This has helped immensely in keeping the locals from utilizing our pools. Also, food, beverages and smoking are prohibited while you are actually in the pool. Thanks for your cooperation on this issue.

One last note: one of our owners, Pete Skinner, left an article about the Driftwood and Waldo Sexton that appeared in a 1950 magazine. It was a wonderful story about how the Driftwood came into being and it ended with this statement: “When some guests return to this haven of horrors, Driftwood receives the greatest accolades a hotel can possibly be given. People have been heard to sigh and say, “It’s good to be home!” What a great ending to the story and I bet Waldo would love the fact that I still hear those words from so many owners and friends each year when they return. Hope to see you all in 2020.

**Jeanne L. Radlet, General Manager**

**2020 Board of Directors**

**Vacation Villas**

- Peter Tingom, President
- Lee Olsen
- Steve Larson
- Tony C. Martino
- Leon Volkert, Secretary/Treasurer
- Phyllis Milliner
- Anthony J. Martino, Vice President

**Ocean Villas:**

- Phyllis Milliner, President
- Charisse Henderson, Vice President
- Wayne Milliner
- Zachary Zebrowski
- Leon Volkert, Secretary/Treasurer

**Breakers:**

- Tony C. Martino, President
- Wayne Milliner, Vice President
- Leon Volkert, Secretary Treasurer
- Phyllis Milliner
- Anthony J. Martino

**UNITS UP FOR AUCTION:**

**OCEAN VILLAS**

The following units in Ocean Villas are available for auction:

Unit#	Week #
E112	04
E113	08
E113	09
E225	17
E111	22

E112 & E225 are 1- bedroom oceanfront units with a partial kitchen and one bath. These units have a minimum bid of \$1500 each. E111 is a 1- bedroom oceanfront townhouse with partial kitchen and 2

baths and has a minimum bid of \$2000. E113 are one-bedroom courtyard units with partial kitchen and one bath. Each of these units have a minimum bid of \$1000. E Buildings units are on the National Registry of Historic Places.

**BREAKERS**

The following units in Breakers are available for auction:

Unit #	Week#
3027	13
3027	16
3027	46
3027	47
3007	30

3027 & 3007 are 1-bedroom, 2-bath units with a full kitchen and each has a minimum bid of \$900. These units are Friday-Friday occupancy.

**VACATION VILLAS**

The following units in Vacation Villas are available for auction:

Unit#	Week#
B126	26
B126	47
A302	06
A305	37
A405	38
B213	10

B126 is a one bedroom, 2 bath unit with full kitchen and each has a minimum bid of \$900. All A units are studios which sleep 4 with queen bed in bedroom area, sleep sofa in living room, partial kitchen and one bath and have a minimum bid of \$700. A305 & A405 are oceanfront. B213 is a studio with queen bed in bedroom area, sleep sofa in living room, full kitchen and one bath and has a minimum bid of \$800. 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 May 18, 2020.** 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.