

# THE DRIFTWOOD TIMES

FALL EDITION

October 2016

The Driftwood Vacation Villas Condominium Association

The Driftwood Ocean Villas Condominium Association

The Driftwood Breakers Condominium Association

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3150 Ocean Drive  
Vero Beach, Florida 32963

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

Wow, what a difference a week makes! Last Monday we were watching Hurricane Matthew get bigger and stronger by the hour wondering where its track would take it. Tuesday we began notifying owners and guests on the property that an evacuation was imminent and to be prepared to leave quickly. Wednesday when it became evident that Matthew was heading our way we evacuated all guests and executed our hurricane preparation plan for the property. On Thursday we watched the storm move ever closer to the Driftwood and the entire East coast of Florida. We hoped and prayed that it would stay east even as all forecasters said it would not. As the time for landfall came closer late Thursday night into Friday morning somehow, some

way, the center of circulation stayed far enough off the coast that our winds stayed under 100MPH, unlike the 145MPH ones at the center of the storm. Still we had no way of knowing how the Driftwood fared until the next morning as the storm pulled away from us. Zach Zebrowski, Owner Relations Manager, was the first on the property to assess damages. I was on my way there when his first picture of the property came to my cell phone. It was the Breezeway building, still there, no damage at all, the relief I felt was immense and the chills and tears that came afterward, instantaneous. The pictures kept coming and with each one it became clear that the Driftwood had survived the scare with minimal damage, none enough to prevent our reopening on Saturday the 8th after a huge push by the staff here. We

lost most of the 2 staircases to the beach, had a few broken windows, the pool house at Waldo's had some roof damage and the outside wall to one unit in A Building was ripped away, but has already been repaired. We were so very lucky, I believe that the Driftwood angels had something to do with keeping that storm off our coast. The spirits of Waldo & Ralph Sexton, former Board Presidents Jim Byron, Myra Langbehn, Bob Tenbus, architect John Dean, our co-workers Shirley James & Denny Peterson and so many others pushed that storm away. I'm sure the more cynical among us could come up with some scientific reason for why it stayed east but I'm sticking to the story that our Driftwood angels and millions of others kept that storm off the coast of not only our little piece of paradise but most of the coast of Florida. Now, onto the rest of the news about the Driftwood.

The first thing I need to do is correct an omission from the spring newsletter. As you all may remember, part of the last newsletter was a tribute to all the long-time employees at the resort and Waldo's Restaurant. I made one large omission that I promised I would correct in this edition. Tom Staubach, a gentleman brought to us by John Dean, our late beloved architect/advisor, has worked with us for over 15 years. His talents and expertise have been crucial to our continuing effort to retain the "Waldotexture" of the property. In addition, Tom, along with his coworker Dave Ogsbury, have been essential in the replacement of decks, boardwalk walkways, hurricane strapping and any number of other important repairs to the property. His talents as a carpenter and years as a licensed building contractor have been very important to the Driftwood over the years. Tom was an important part of the rebuilding after the hurricanes of 2004 and we are so very glad he is still with us today.

I received some very sad news about Denny Peterson, a long-time owner, friend and worker at the Driftwood. Denny was former Ocean Villas Board President, Jim Byron's son-in-law, and he worked with us here for over 15 years repairing retaining walls, building brick walkways and many other projects. The last one he worked on before he became ill was the Memorial Garden in front of A Building. We all miss Denny and know his family does too. There will be a brick in the garden for him soon. If you would like a deceased family member remembered at the Driftwood with a brick, give us a call or go to our website at [www.thedriftwood.com](http://www.thedriftwood.com) for details on how to do so.

There have been several improvements happening at the resort this year in all the associations. I'll begin with the Breakers, where I am happy to report that the renovations to the vanity areas in all but 2 of the units have been completed; those are scheduled and will be

completed by mid-December. This will finish all the work that was included in the interior renovation that began 3 years ago. We continue to receive compliments on the look of these units. In addition to this interior work, we have ongoing concrete restoration work on the Breakers walkways and balconies. Working just 2 days a week most of the time to minimize noise complaints, the completed areas between 3007 & 3011, and 3028 and 3031 look great. This will be a project which will take several years to complete. All balcony tables were also replaced this year in the Breakers.

In Ocean Villas, nearly all the dining room tables and chairs have been replaced in the Breezeway building. All the bedroom carpeting in both D & E buildings is new this month and all the area rugs in these 2 buildings have been replaced over the last year. In addition, many of the lamps, coffee and end tables are new this fall. 223 had new bedroom furniture installed just last week. The popcorn ceilings have been removed and retextured in several Ocean Villas units. We've also installed new draperies in some of the D Building rooms, and in addition D229 has a new brass bed. We are replacing many of the older bathroom fixtures to ones with an oil-rubbed bronze finish which holds up better than the polished brass we have had in the rooms for years. The west staircase to D Building was replaced this summer also. We have installed new "tankless" hot water systems in two of the cottages this year, which should provide more than enough hot water to fill the Jacuzzi tubs in those rooms with ease. These systems should also last longer than the type we've had in the past.

The biggest project this fall which will affect all residents on the property during Weeks 47 & 48 is the refinishing of the Ocean Villas swimming pool. This project will begin the Monday after Thanksgiving and, barring bad weather, should be complete by the end of Week 48 or December 2. Obviously while this work is ongoing, the Breakers pool will be available to all Driftwood guests for the duration of their stay. We apologize in advance for any inconvenience this may cause but the work has to be done.

In Vacation Villas, we are replacing all the ceiling fans in the B Building units this fall and many of the bedroom ceiling fans in A Building are also being changed. Also scheduled for this fall are new back windows for units 101, 102 & 103. These will be high impact, hurricane-rated windows. We expect to complete the 1<sup>st</sup> floor windows in B Building in early 2017. During the maintenance weeks this year, we are replacing many stoves, refrigerators and microwaves in both buildings. In addition, we are replacing the front doors to units A205 & A206; these will be fiberglass impact doors that have glass inserts with mini blinds. This will help bring more light into these units. We hope

to continue door replacement in A Building in 2017, and begin replacing the living room windows too. Last year we put a solid wall between the living room and bedroom of B126 and will be doing the same in B125 this fall. This provides these two units much more privacy. There will also be ongoing concrete restoration on the 2<sup>nd</sup> floor of "A" Building this fall which began in late September. The concrete work is a project for A Building that is likely to take several years to complete. The Board of Directors of Vacation Villas continues to discuss a future interior renovation for both A & B Buildings, with the hope that this can be accomplished in the next few years.

Resort Condominiums International (RCI), one of our two main exchange companies, provided information this month about a promotion they are offering for new members to RCI. Anyone joining RCI right now can do so for just \$49 a year or \$99 for two years. This is more than 40% off the normal cost. If you are interested in joining RCI, please see the details at [www.rci.com/DiscoverPlatinum](http://www.rci.com/DiscoverPlatinum).

A reminder to all those owners of Week 52 that this year is one that includes a Week 53 which belongs to all Week 52 owners. If you are not planning on using your Week 53, or 52 for that matter, please don't let it sit empty; either list it in the rental pool or bank it with one of the exchange companies. Week 53 happens about every 5-6 years, and while many think it has to do with leap year, it is actually just what occurs when Week 52 ends and the check-out date is still in December. Week 1, every year, begins with the FIRST Friday or Saturday in January. Anyway, it is a bonus week for all Week 52 owners so do not let it go to waste!

A few of the housekeeping staff have asked me to thank those owners who leave gratuities for them when they leave. They do have one of the hardest jobs on the property, if not the hardest, and they appreciate not only tips provided but also a smile and acknowledgement of their efforts. If you would like to leave something for one of the staff please feel free to bring it to the office and I will make certain it is given to the appropriate employee(s).

A new program will begin in January in an effort to control the local people from using the pools on the property. We will be issuing wrist bands to those checking in and they will be required to be worn at all times around the pools. We will issue different colors for different weeks and this will enable our security and other staff members to more easily distinguish between a guest and non-guest. Your cooperation in wearing the bands will be appreciated. This is a serious issue in the prime winter months and on the even busier summer days when the pools are almost always crowded.

As you can see by all the ongoing projects mentioned here we are constantly working on improving the Driftwood so that it can be enjoyed by all our owners for many years to come. It is so fun to see many generations of families come to the resort each year. We have over 200 owners that have multiple generations represented, and hopefully that number will only get larger as time goes by. Our week 24 owners represent two large families, the McClanes, who have at least 3 generations of owners in 7 different units and the Weidners-Bobholz family, who started out with one week a few years back and now own multiple units with grandparents, parents and grandchildren represented and more waiting to buy during that same time. These families and so many others like them are a large part of what makes the Driftwood unique and special.

That's all for this newsletter, hopefully this finds all of our owners healthy and planning a trip to Vero Beach in 2017.

**Jeanne L. Radlet, General Manager**

In this newsletter, you will see the proposed maintenance fees for all three associations for 2017. There is very little change from the current fees. The Boards of Directors and the management company work very hard to try to keep costs as low as possible. One area that has become a significant expense to the associations is the cost of accepting credit and debit cards for the payment of your maintenance fees. Once not a big deal and absorbed with ease by the management company, this has now become an expense of over \$30,000 a year because so many are opting for this method of payment. After discussion and checking with other resorts' policies on this issue, the **Board of Directors for all three Driftwood associations have voted to invoke a 3% surcharge for all payments made with credit and/or debit cards.** This will be true regardless of whether the fees are paid on our website or mailed direct to the resort as many have done in the past. We don't like having to impose this fee but it is what is being charged by the credit card companies for this service and all resorts we contacted are doing the same, some with even higher surcharges. Maintenance fees for ALL owners increase without this surcharge for credit/debit card payments, and that is unfair to those who pay by check, which is still the majority of our owners. If you do not want to pay the 3% surcharge, then sending payment by check is your best option. The billing for 2017's fees will be mailed at the end of December and are due on February 28<sup>th</sup>, 2017. If you need additional time or would like to set up payment arrangements over a few months please contact Amy Patton or Zach Zebrowski at 772-231-0550 **BEFORE** the due date to avoid late fees and interest.

While all members of the three Associations' Boards of Directors have indicated their desire to serve again in 2017, 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 simply informing Jeanne Radlet at the resort prior to November 30th.

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 03, 2016 at the Costa De Este hotel next to the Driftwood on Ocean Drive in Vero Beach.

Each Condominium will meet separately at the following times:

**Driftwood Vacation Villas Condominium Association, Inc.**

9:00AM ----Budget Meeting  
Annual Meeting to immediately follow Budget meeting to 9:50AM

**Driftwood Ocean Villas Condominium Association, Inc.**

10:00AM ----Budget Meeting  
Annual Meeting to immediately follow Budget meeting to 10:50AM

**Driftwood Breakers Villas Condominium Association, Inc.**

11:00AM ----Budget Meeting  
Annual Meeting to immediately follow Budget meeting to 11:50AM

**PROPOSED MAINTENANCE FEES & TAXES FOR 2017:**

**BREAKERS:**

2 Sleeper

Maintenance	\$325.67	
Property Taxes	\$21.81	
Windstorm Ins	<u>\$23.92</u>	
<b>TOTAL</b>	<b>\$371.40</b>	<b>1.00% increase</b>

4 Sleeper

Maintenance	\$541.52	
Property Taxes	\$36.31	
Windstorm Ins	<u>\$39.78</u>	
<b>TOTAL</b>	<b>\$617.61</b>	<b>1.00% increase</b>

6 Sleeper

Maintenance	\$792.80	
Property Taxes	\$53.17	
Windstorm Ins	<u>\$58.25</u>	
<b>TOTAL</b>	<b>\$904.22</b>	<b>1.00% increase</b>

**VACATION VILLAS:**

B125, B126

Maintenance	\$496.48	
Property Taxes	\$25.02	
Windstorm Ins	<u>\$34.12</u>	
<b>TOTAL</b>	<b>\$555.62</b>	<b>2.30% increase</b>

All Others

Maintenance	\$480.93	
Property Taxes	\$25.02	
Windstorm Ins	\$33.22	
<b>TOTAL</b>	<b>\$539.17</b>	<b>2.30% increase</b>

**OCEAN VILLAS:**

D228 & Cottages

Maintenance	\$435.09	
Property Taxes	\$35.07	
Windstorm Ins	<u>\$34.70</u>	
<b>TOTAL</b>	<b>\$509.93</b>	<b>1.01% increase</b>

All Others

Maintenance	\$620.39	
Property Taxes	\$50.01	
Windstorm Ins	<u>\$56.73</u>	
<b>TOTAL</b>	<b>\$727.13</b>	<b>1.01% increase</b>

**UNITS UP FOR AUCTION:**

**OCEAN VILLAS**

The following units in Ocean Villas are available for auction:

<u>Unit#</u>	<u>Week #</u>
F119	06
F119	31
E223	31
D231	03

F119 is a one bedroom unit with a full kitchen and two baths and each week has a minimum bid of \$800.00. E223 is an oceanfront one-bedroom unit with a partial kitchen and one bath and has a minimum bid of \$1,200.00. D231 is one-bedroom loft unit with a partial kitchen and one bath. It has a queen bed in the bedroom, full bed in loft, sleep sofa in living room and has a minimum bid of \$1,500.

D & E Buildings are on the National Registry of Historic Places. These units are all Friday-Friday occupancy.

**BREAKERS**

The following units in Breakers are available for auction:

<u>Unit #</u>	<u>Week#</u>
3002	05
3024	13
3010	26
3011	35

3002 & 3024 are 1-bedroom, 2-bath parkside units with a full kitchen and each has a minimum bid of \$1,000. 3010 & 3011 are first floor Oceanfront 1-bedroom, 1-bath units with full kitchens. The minimum bid on either of these weeks is \$1,200. These units were all newly renovated in 2014. These units are Friday-Friday occupancy.

**VACATION VILLAS**

The following units in Vacation Villas are available for auction:

<u>Unit#</u>	<u>Week#</u>
A402	05
B104	09
B125	36
B126	36

A402 & B104 are studios which sleep 4; A402 has a partial kitchen and B104 has a full kitchen and either week has a minimum bid of \$900. B125 & B126 are one-bedroom two-bath units with a full kitchen, Jacuzzi tub and have a minimum bid of \$1,200. 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, 2016. The winning bids will be announced at the Annual Meetings on December 3. 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.