

THE DRIFTWOOD TIMES

FALL EDITION

October 2018

The Driftwood Vacation Villas Condominium Association

The Driftwood Ocean Villas Condominium Association

The Driftwood Breakers Condominium Association

<http://www.thedrftwood.com> - Phone Number (772) 231-0550 Fax (772) 234-1981

[email – info@verobeachdriftwood.com](mailto:info@verobeachdriftwood.com)

The Driftwood Resort
3150 Ocean Drive
Vero Beach, Florida 32963

From the manager's desk

With over 4,300 owners it is inevitable that each year some pass away. Most of the time we don't know until a new mailing or bill or newsletter is sent and someone advises us of their death. Sometimes they are people who we don't know well because they didn't use their units often or exchanged them or rented them out; sometimes we do know them and their loss is felt by the staff. This year we lost a couple of very special people that I wanted to mention in this newsletter. Patricia "Patty" Gilmore was one of those people. An owner, with her husband Joe, for decades, Pat would arrive at the end of December and stay with

us until mid-March. The staff always welcomed her with open arms each year because the kindness and gentleness that was her spirit was felt by us all. When she left each March there were always tears from her, from us, and promises of seeing each other again before the year was out. When she left this March I feared we wouldn't get that chance again and the call came at the end of July that she had lost her battle with cancer. The world is a sadder, more lonely place without her. The birthday cards she sent each year to nearly all the staff will be missed; she hadn't missed mine in years. She sent notes of encouragement frequently and never had anything but kind words for everyone. We all

think of you often, Pat, and can't imagine this winter coming without you here. George McClane, another owner for decades also left us. He and most of his family spend Week 24 with us here at the Driftwood. It was so wonderful in 2013 when he decided to bring his ENTIRE family here for a reunion. He started calling in January so he could arrange to rent enough units to house them all for that week. He did indeed rent EVERY available unit and when they were all here a wonderful picture was taken at the Breezeway with over 60 McClanes in attendance! We will miss you too, George, and that tip of the hat that you gave everyone as they walked by you relaxing in front of your unit. I know there are other owners who have left us, but on a happier note it is wonderful to see so many families whose children and grandchildren have become owners and friends of the Driftwood. I think that would make Waldo happy to know.

Speaking of Waldo, this October we will "christen" the new flagpole that was installed in the middle of the main driveway over the summer. The base is made up of tiles and other interesting pieces and modeled after Waldo's Mountain that he built oh so long ago. There will be a time capsule in the base, placed there by the City of Vero Beach as it celebrates its 100th birthday this year. We were honored to be selected to be the site of the time capsule. The celebration is set for October 27th.

This summer we mailed out to all Vacation Villas owners a short survey asking for their opinions about what they felt were priorities in renovating their units in A & B buildings. I can't thank enough the hundreds of owners that have responded. The vast majority of the responses have been positive and helpful in providing the Board with information so that decisions are made to please as many of our owners as is possible. The Board of Directors will be analyzing these comments as they prepare a plan for the renovation. It is interesting to note that as of now, the refurbishment of the kitchens and bathrooms appears to be far more important than anything else for this project, at least according to the response cards we have received to date. There were also a majority that were adamant that we keep some kind of sleeping enclosure in place and not open the room up completely as has been suggested by some in the past. Whatever plan the Board of Directors finally settle on it is likely that the financing for this will not be done in a single

large special assessment, but more likely to be in smaller increments over a few years. A 3-D computer mockup of both the A & B Building studio units is being developed to show some of the ideas the Board of Directors are considering for the renovation. It should be completed soon and when it is we will have it available in the lobby for viewing and hopefully will also be available on our website.

In Ocean Villas this fall we have been doing quite a bit of exterior work. The deck at the Waldo's pool has been replaced. It is the first complete replacement of the deck since it was installed back in the early 1980s and definitely needed to be done. We also have replaced the outside porches of G114 & F119; we hope to do the other four in 2019. The old wrought iron and wooden bench at the entrance to the Breezeway was restored this summer. We've also continued the replacement of some of the deck boards in D Building. In early 2019 we expect to have new sofa beds installed in all Ocean Villas units.

In the Breakers, we have been obtaining bids for the replacement of the oceanfront sliding door windows. We have also been continuing our work of reinsulating the chiller pipes inside the rooms. This process takes several days because ceilings have to be removed, the work on the pipes completed and then drywall has to be reinstalled, taped, textured and painted before we can release the room for the next guest. The work on the concrete on the exterior walkways & porches of the poolside units is nearing completion. Next we will begin the installation of new room dividers on the balconies and new railings for the 2nd floor units. We also replaced many of the living room chairs and ottomans this year. We were able to obtain the same fabric as the original chairs so they still coordinate with the colors from the 2014 renovation. We expect to have new sofa beds in place in early 2019 for all Breakers units.

The proposed budgets for 2019 will be sent out soon. While the Board and the management company make every effort to keep costs down, it appears there will be increases in all three associations in 2019. There are major projects that need to be completed, including the previously mentioned replacement of the oceanfront sliding doors in the Breakers; the replacement of the remaining 24 windows on the 2nd, 3rd and 4th floors of A Building; and the front windows in B Building.

Also the decks in front of 115, 116, 117 and 118 need to be replaced along with a good portion of the boardwalk decking. These are just a few of the major projects we expect to be working on in 2019. Most of the increases you will see in your budget will be in the reserves. We have substantial reserves but some of these areas will be included in reserve planning for the first time and require additional funding. In Vacation Villas, we are trying to fund as much work for the proposed interior renovation through the normal budget process, but this does mean increases that you might not otherwise have had. The Board of Directors is always striving to keep costs down as much as possible but they also recognize this work needs to be done. The increases will still be under 8.3 per cent in all associations. A recap of these proposed budgets can be found later in this newsletter.

The new parking procedure has helped with our parking problem quite a bit during the busy winter and summer seasons. It is not meant in any way to be a complete solution but it has eased the problem. Just to reiterate, we are issuing 1 parking permit only for the 2 south lots for studio and 1 bedroom units; 2 if you are in a 2 bedroom unit. If you have a second car or a guest you are able to park in the north lot at any time. We cannot issue a parking permit without the tag number from your car so we recommend you take a photo of it with your cell phone and that way you will have it with you when you come to register each year.

While I am talking about parking, I want to thank all the owners who sent emails to the city of Vero Beach about the proposed plan to put meters along Ocean Drive, Cardinal Drive, all side streets and public parking lots in the beach area. There is no decision yet on what we consider to be a horrible idea but we appreciate those owners who voiced their opinion when we sent out the email to all owners who have provided us with their email addresses. If they move forward with this idea, our parking issue will become increasingly difficult, as there is no doubt that people trying to avoid paying for parking will try to sneak into our lots even more than they do now. This will result in the Driftwood having to employ security guards to monitor these lots as much as 12-15 hours a day to keep these people out and spaces open for our owners and guests. If you would like to voice your opinion on this topic to the city, please email them at

CITYCLERK@COVB.ORG . Thank you in advance for your help in this matter.

A reminder that the wrist bands that are handed out to you at check-in MUST be worn at all times when you are utilizing either of the pool areas of the resort. This really has helped reduce the number of people who are not guests from using the pools and it makes it so much easier if you have your bands on when security or other staff comes by to check.

One last thing to mention: we have been lucky or blessed or whatever you want to call it, but no close calls at all thus far from hurricanes for this area and we are so grateful for that after the threats from Irma and Matthew in 2017 and 2018. Hurricane Michael just devastated the panhandle area this past week, I can not imagine what would happen to our Treasure Coast if a storm with 155MPH winds were to strike here. Our thoughts and prayers go out to all those living in the path that Michael took.

That's all for this newsletter, looking forward to seeing all of our winter owners and friends soon!

Jeanne L. Radlet, General Manager

While all members of the three Associations' Boards of Directors have indicated their desire to serve again in 2019, 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 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 01, 2018 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 2019:

BREAKERS:

<u>2 Sleeper</u>	
Maintenance	\$356.83
Property Taxes	\$ 20.69
Windstorm Ins	\$ <u>28.79</u>
TOTAL	\$406.31 8.27% increase

<u>4 Sleeper</u>	
Maintenance	\$593.29
Property Taxes	\$ 34.45
Windstorm Ins	\$ <u>47.87</u>
TOTAL	\$675.61 8.27% increase

<u>6 Sleeper</u>	
Maintenance	\$868.60
Property Taxes	\$ 50.45
Windstorm Ins	\$ <u>70.10</u>
TOTAL	\$989.15 8.27% increase

VACATION VILLAS:

<u>B125, B126</u>	
Maintenance	\$526.19
Property Taxes	\$ 24.19
Windstorm Ins	\$ <u>42.86</u>
TOTAL	\$593.24 6.2% increase

<u>All Others</u>	
Maintenance	\$509.66
Property Taxes	\$ 24.19
Windstorm Ins	\$ <u>41.73</u>
TOTAL	\$575.58 6.2% increase

OCEAN VILLAS:

<u>D228 & Cottages</u>	
Maintenance	\$466.26
Property Taxes	\$ 32.20
Windstorm In s	\$ <u>51.70</u>
TOTAL	\$550.16 5.1% increase

<u>All Others</u>	
Maintenance	\$664.85
Property Taxes	\$ 45.93
Windstorm Ins	\$ <u>73.74</u>
TOTAL	\$784.52 5.1% increase

UNITS UP FOR AUCTION:

OCEAN VILLAS

The following units in Ocean Villas are available for auction:

<u>Unit#</u>	<u>Week #</u>
F116	15
E221	06
E223	31
E221	33

E221 & E223 are one bedroom oceanfront units with a partial kitchen and one bath. Each of these units have a minimum bid of \$1500 each. E Buildings units are on the National Registry of Historic Places. F116 is a one bedroom cottage with full kitchen and 2 baths. It also has a Jacuzzi tub in the unit. F116 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>
3002	01
3002	25
3004	19
3024	31

These are all are 1-bedroom, 2-bath park-side 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:

<u>Unit#</u>	<u>Week#</u>
A206	15
A308	14
A407	12
B212	13
B215	09
B218	04

All A units are 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 \$800 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 November 27, 2018. The winning bids will be announced at the Annual Meeting on December 1. 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.