

THE DRIFTWOOD TIMES

FALL EDITION

October 2017

The Driftwood Vacation Villas Condominium Association

The Driftwood Ocean Villas Condominium Association

The Driftwood Breakers Condominium Association

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The Driftwood Resort
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From the manager's desk

Okay, this is getting old talking about hurricanes so we'll just leave it that Hurricane Irma passed over Vero Beach and all of Florida and we were very lucky to sustain as little damage as we did. Let's hope that's the last threat this year. Thanks to all the owners and friends who called, emailed and stopped by to check on the property and the employees here. We appreciate the concern everyone had and the patience that most had as we cleaned up the property and prepared to open again at the beginning of week 37.

It is hard to acknowledge each and every owner that passes away during the year but there are a few that have

been owners for decades and friends of the Driftwood even before that. When we lose one of those people it is especially difficult for many other owners and also for the staff here. In the past year, two of those deaths occurred when we lost Chris Ligor and Bob Gould. Chris was a friend to everyone on the staff and is especially missed by the maintenance employees. He always wanted to be involved with whatever projects were ongoing during his 6 weeks here each winter; his presence was so missed this past winter. Bob Gould has been coming to the Driftwood every winter even before it became a timeshare property and his absence this coming winter will be felt by all those owners in weeks 9-12 and by many of the staff here too. For the first 20 or so years that I was here during week 12, Bob would

come to the office bearing gifts for all the office employees. He would then sit in my office and discuss the “good, bad and ugly” of his stay that winter. It was always an entertaining time and at the end of each one of those discussions he would hand me a bottle of some kind of alcohol and tell me, “This is for your husband for putting up with you and the Driftwood.” I miss those laughs and his wonderful sense of humor. I’m sure wherever he is now he’s blowing his whistle and getting into some kind of trouble with other Driftwood people who have passed on.

The resort also lost a long-time employee when maintenance person Joe Glinsbecker passed away after a battle with cancer. Joe had been employed for 17 years here and was so well-liked by everyone. He battled lymphoma 6 years ago, undergoing a stem cell transplant at age 70, and came back as strong as ever and stayed healthy until last fall when the cancer returned. He passed away in June and we all miss him very much and I know many of our owners do also.

We have been working hard on several different areas of the resort since the last newsletter. In Ocean Villas, we have replaced all the Cottages front entries with impact doors that have mini-blinds inset in the glass, so not only does this provide protection from storms, but also enables much more light into the rooms. Each door is painted a different color and they look great. In addition in Ocean Villas, the fence that borders the north property line is being replaced. Half of it was done in early summer and the remainder will be completed this fall. We completed the replacement of the alcove window panels in D228 with impact glass in the spring. That alcove was one of the most vulnerable areas to wind storms and the impact glass makes it much stronger now. In early December we will be repaving the main parking lot. All area rugs were replaced in D Building and in D232 a new, larger air conditioning system was installed just this month and the bathroom tile was also replaced in that unit. There have been several units in Ocean Villas that had their HVAC system replaced with the new coolant, which makes these change outs more expensive than in the past.

In Breakers, we will be refinishing the swimming pool beginning December 3. It will take approximately 2 weeks to get this work done and normally another week after that to fill the pool, balance the chemicals and let the resurfacing material have time to set. Of course, the Ocean Villas pool will remain open during this time for everyone’s use. Also, the concrete and stucco refinishing continues throughout the two Breakers buildings. The East building is almost complete except for the 2nd floor balconies and the new railings, which hopefully will happen next year. We are continuing the re-insulation of the chiller pipes in the ceilings and walls of the Breakers

units. The pipes are over 40 years old and the insulation is failing, causing leaks into the units. The repair process is not simple; it requires tearing out a section of ceiling, replacing the insulation and then repairing, texturing and painting the ceiling that was torn out. It is a several-day process and therefore will take quite a bit of time to complete throughout the association as it is difficult to find days open to do this work.

In Vacation Villas, there will be some extensive repair work done to the 2nd floor walkway between units 201 & 204 during weeks 42, 43 & 44 this fall. We have notified all owners of this and moved ones that were in this area to other units so that we can expedite the work being done. Unfortunately, this work is noisy, but it must be done for the longevity of the building. Normally work will not begin before 9AM and generally is over by 4PM. We apologize in advance for the inconvenience it may cause. We have completed the replacement of the duvets and duvet covers throughout A & B Building and have received many compliments on the new look. We are proceeding slowly with the replacement of B Building windows with impact glass and hope to complete that task in 2018. We are also funding the 2018 budget with money to begin the replacement of the windows in the studio units of A building. The oceanfront windows were done in the 2012 restoration project but that still leaves 24 windows to be done. We will not have the funding to do all the windows next year, but hopefully there will be enough to get the 04 & 07 units done on each floor next year. This is a costly project: over \$4,000 for the purchase and install of each window; but we hope to get them all done over the next few years. In addition the carpet in all the A Building studios will be replaced this fall and also the A Building parking lot will be repaved.

Which brings me to the ever sensitive topic of parking on the property. As you may be aware, we began issuing parking permits this year. We have now revised this process to be more effective. The two south lots are reserved for owners only and ONLY ONE pass per room will be issued for those lots. We record the tag number on the permit and keep a copy with your registration. This enables our security guard to check for cars that do not belong. We will NOT issue keys to rooms without your tag numbers, so PLEASE make sure you have that with you when you come to check-in. All employees of both the resort and Waldo’s have been instructed to refrain from parking on the property in the two south lots at any time. We have made arrangements with a towing company to tow cars that do not belong in the two southern lots. It is vitally important that you have that permit in the dash of your car so you don’t get towed. The minimum cost for towing is \$125.00. We really do not want to tow vehicles and since we instituted this plan in early August we have not had to do so. We nearly did

once and thankfully before the tow truck arrived the owner to whom the car belonged to came to the lot and claimed it. We have put table tents in all rooms explaining this new process. Again, ONLY ONE car per room will be issued a permit to park in those lots. If you normally have more than one car, the second vehicle will have to find space in the north lot or elsewhere. We do not have adequate parking available to support more than one vehicle per room. We are sorry for any inconvenience this causes you, but we are attempting to alleviate this very frustrating problem. Please believe me, it is just as frustrating for our employees as it is for our guests. Our front desk people have been screamed at, cursed at and basically been treated horribly by guests because of the parking issue. We understand the problem. We do NOT have an adequate solution when the resort and surrounding areas are full to capacity, which happens during the winter months and in the middle of the summer. The new parking permits are meant to ease the problem, not solve it. There is no doubt there are still going to be times when parking is very difficult. Employees too are feeling this problem when they get \$20.00 tickets for parking in a 2 hour parking area and they are unable to take the time and move their cars before that ticket is issued. I can only ask for your cooperation and understanding, we ARE trying to find a permanent solution.

We have also revised the pool bracelets that we began using this year. We now have a more permanent bracelet that must be worn at all times in the pool area. They can't be transferred from one person to another as they have to be cut off, much like ones that Disney resorts have used in the past. If you cut yours off or damage it you can obtain replacements at the front desk as long as you bring the broken pieces to the desk with you. We issue enough bracelets for each room plus 2 additional ones for guests you may have. In other words, if you have a 1 bedroom, 4 sleeper unit, we will issue you 6 bracelets for your stay. This was much more effective over the summer than what we were doing in the winter months and has eased, greatly, the problem of local residents renting a room and bringing 20 of their friends to use the pools for the day.

The front desk will be asking every owner checking in to fill out a very short form providing updated email and telephone numbers for our database. Please make sure you provide us with this information. If you are an owner who usually exchanges through RCI or II, or you have your unit in our rental pool, please send us this information to our email info@verobeachdriftwood.com, so that we can update our records. This will enable us to quickly notify owners in advance of an evacuation or any emergency. It will also help reduce mailing costs for many items including this newsletter.

The proposed fees for 2018 are listed later in this newsletter. Each association has small increases, mostly attributable to the increases in windstorm insurance coverage and costs. The Board is mindful that all properties with windstorm coverage will most likely see increases in their premiums in the next year due to the damage done by Hurricanes Harvey, Irma and Maria.

That's all for this newsletter. Hope to see many of our owners in the coming months. Thanks again to all the owners who reached out to check on the resort and our staff after Irma came through. We appreciate your concern very much.

Jeanne L. Radlet, General Manager

While all members of the three Associations' Boards of Directors have indicated their desire to serve again in 2018, 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 02, 2017 at the Costa De Este hotel next to the Driftwood on Ocean Drive in Vero Beach. For the first time the meetings will be held concurrently at 9AM.

PROPOSED MAINTENANCE FEES & TAXES FOR 2018

BREAKERS

2 Sleeper	
Maintenance	\$327.25
Property Taxes	\$ 26.17
Windstorm Ins	\$ 21.81
TOTAL	\$375.23 - 1.0% increase

4 Sleeper	
Maintenance	\$544.17
Property Taxes	\$ 36.31
Windstorm Ins	\$ 43.52
TOTAL	\$624.00 - 1.0% increase

6 Sleeper	
Maintenance	\$796.97
Property Taxes	\$ 53.17
Windstorm Ins	\$ 63.73
TOTAL	\$913.57 - 1.0% increase

VACATION VILLAS

B125, B126	
Maintenance	\$486.52
Property Taxes	\$ 25.02
Windstorm Ins	\$ 46.69
TOTAL	\$558.23 - 0.50% increase

All Others	
Maintenance	\$471.34
Property Taxes	\$ 25.02
Windstorm Ins	\$ 45.46
TOTAL	\$541.82 - 0.50% increase

OCEAN VILLAS

D228 & Cottages	
Maintenance	\$434.42
Property Taxes	\$ 33.64
Windstorm Ins	\$ 55.44
TOTAL	\$523.50 - 2.66% increase

All Others	
Maintenance	\$619.43
Property Taxes	\$ 47.97
Windstorm Ins	\$ 79.08
TOTAL	\$746.48 - 2.66% increase

UNITS UP FOR AUCTION:

OCEAN VILLAS

The following units in Ocean Villas are available for auction:

Unit#	Week #
E110	49
E221	48
E221	49
D232	35

E110 is a one bedroom townhouse unit with a partial kitchen and two baths. E221 is an oceanfront one-bedroom unit with a partial kitchen and one bath. D232 is one-bedroom loft unit with a partial kitchen and one bath. It has a queen bed in the bedroom, full bed in loft and sleep sofa in living room. All of these units have a minimum bid of \$1500 each. 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:

Unit #	Week#
3023	16
3023	52
3030	49

3023 is a 1-bedroom, 2-bath parkside unit with a full kitchen and each has a minimum bid of \$1,000. 3030 is a 2nd floor Oceanfront 1-bedroom, 1-bath unit with full kitchen. The minimum bid on this week 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:

Unit#	Week#
A310	08
A310	09
A306	02
A407	52

All A units are studios which sleep 4 with queen bed in bedroom area, sleep sofa in living room, partial kitchen and one bath. A306 is an oceanfront unit. All 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 30, 2017. The winning bids will be announced at the Annual Meeting on December 2. 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.