

THE DRIFTWOOD TIMES

Spring EDITION

March 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

It never ceases to amaze me the way the owners at the Driftwood respond when needed in moments of crisis or distress. Over the years this has proven true time and time again. I think back to the building of the seawall in 1994, when we had to assess every owner for that construction. The assessments were small, mostly under \$100 per unit week, but still it was a special assessment and no one ever likes those. There was no option; the wall had to be built or we would lose the Breezeway building, the Breakers oceanfront units and probably the four-story building too...that's

how much the sea was encroaching on the property. I know this as I was here in 1992 when we nearly lost the Breezeway. Anyway, the owners not only responded with a 98% collection rate, but they also filled the large meeting room at the Holiday Inn when the special assessment was voted on. How intimidating it was to see over 250 owners show up for a meeting and how wonderful the Board of Directors felt when everyone present, and I mean EVERYONE, stood and applauded the board with their approval for the assessment and the coming work which many knew would be very disruptive of their little piece of paradise for a

while. The wall was built in 1995 and has paid for itself many times over, saving the property from destruction during too many storms to list them all here. That's just one example of how Driftwood owners respond. We were reminded again this January of the kindness of so many when one of our employees, Nova Wilson, was very seriously injured in an automobile accident. The sole provider for his family, and an outstanding employee, Nova was facing a long recovery with no real means of support to get him through the months ahead. Driftwood owners and friends sent in small, and in a few cases, large donations to help him out. Now he will be able to go through his rehabilitation and learn to walk again without worrying how his young daughter and wife will be taken care of during that time. So once more I say "thank you" to all those who have helped Nova out. Hopefully by sometime this summer he will be back with us again on the job.

We continue to move forward with various projects around the property to improve your vacation destination. This winter we renovated the area at the Breakers pool which had an old, worn picnic table and deck that really had become unusable. Now, with a new deck and two new picnic tables and a sun shade to protect guests from the unrelenting summer sun, the area just looks great. This area is popular in the summer months when we have so many family reunions and I'm sure they will be pleased with the changes. In addition, we continue the exterior repair projects on the walls and walkways of the Breakers buildings. This is a lengthy process and I anticipate it will be at least a couple of years before it is done. One of the reasons for this is that so much of the work involves the outside walls of units and no one wants their unit to be worked on while they are staying in it. It can be noisy and dusty, so we have to try to find days and weeks when units aren't occupied to get the work done. Sometimes we simply have to move forward and I apologize in advance if you are subject to a day or two of noise while this work is done. Also in the Breakers, we have removed the Murphy bed from unit 3028 and installed a traditional queen bed in the room. We've rearranged the room to accommodate this

change and so far the reaction has been very positive. It is certainly a more comfortable sleeping arrangement. We will most likely make the same change to 3008 sometime during the year.

We converted all the bedding in A Building in January to the new duvet and duvet covers which we installed in Ocean Villas D & E Buildings last fall and they look great. They are light duvets and also include additional pillows on the bed. We are also continuing the replacement of the first floor windows in B Building this year with hurricane-rated impact windows. We completed the renovation of the shower and toilet area in unit B126 this past fall, which was long overdue. The outdoor lighting in A Building has been replaced on the upper floors this spring also. We completed repairs this past fall on the walkway and ceiling areas of 307 and 308 and made repairs to the ceilings between 201 and 204. The work continues this fall when we hope to finish the repairs on the entire south side of 2nd floor, both floors and ceilings. This is an ongoing project connected to the major restoration done to the oceanfront slabs in 2012. At that time not only were those slabs removed and replaced, but also the columns and 12 inches of the slab surrounding the building were refurbished, leaving the interior of the walkway and ceilings to be done later. This is the work we are doing now and over the course of the next few years. We are trying to complete this work during quieter times of the year when we can move people out of work areas and disturb as few as possible. The finished product looks great but it is a slow process and will take years to complete.

In Ocean Villas, we completed a major upgrade to the fire sprinklers of D & E Buildings this winter. A new standpipe system was installed at D Building and the northwestern side of E Building had all new piping and sprinklers added, as did the new wait station on the deck at Waldo's restaurant. We are also in the process of replacing the boards for the 2nd floor walkway across the middle of the Breezeway in E Building and at the same time repairing some of the framing for that walkway. We are continuing the replacement of kitchen and bathroom fixtures to an oil-rubbed bronze finish, which holds up much better in the salt air

environment. A new claw foot tub was installed in D229 this month and several rooms in D & E Buildings will have new pull chain toilets this year. The dining alcove in D228 has had all new impact door-length windows installed this month; it was long overdue, and the new windows look great.

Parking continues to be an issue at the property during the busy months. We started issuing parking permits this January and we also have a security guard on the property on the weekends year round and daily from February 1 through April 30, with a second guard on the weekends during those 3 months. One of the guard's main duties is to make sure that only resort guests are parking in the two south lots. This has become a more difficult problem this year when the city started a 2-hour parking limitation on Ocean Drive, Cardinal Drive and all side streets in the area. This is enforced all days but Sundays. The fine for being parked in any of those designated areas for more than 2 hours is \$20.00. On Saturdays the Farmers Market, which is south of the resort and which everyone loves, makes the Saturday parking issue even more difficult as the market occupies the largest FREE parking area on the beach from 7AM to 2PM that day. I know a few owners believe that the main parking lot where the reception center is should be reserved for hotel guests only and no guests from Waldo's be allowed, but that is hardly fair since Waldo's too is a member of Driftwood Ocean Villas and pays a hefty maintenance fee every year to the association. We have tried to negotiate with the owners of the large parking garage across the street from Humiston Park, offering to pay any liability insurance and to clean the garage every weekend and the answer has been NO every time we inquire. There are enough existing parking spaces on the property to accommodate one car per room with some left over for guests, but when we have rooms that have more than one car the problem is exacerbated. Of course, that is only a small part of the issue. One possible way to create more spaces would be to completely pave the north lot with either blacktop or brick pavers, eliminating the river rock center and side. By paving this area we could probably add another 20 spaces to that lot, with lines

drawing definitive spaces. As it is now, cars park at odd angles which eliminate many possible spaces. This would be a costly project but we are soliciting bids from paving companies to see if it is economically feasible. If we did this we would designate areas in front of units in B Building and the Cottages as resort-guest-only parking. It is a very difficult issue. I know our owners and guests are frustrated with it and, believe me, so is the staff. We will continue looking for a way to ease this problem in the future.

We also began a new program in January to help with ensuring only owners, exchange guests and renters are utilizing the swimming pools on the property. At check-in each guest is given a colored band to wear while in the pool area. Our security guards are provided a listing of the guests on the property and anyone at the pools without a band and not on that list will be told to leave the area. Hopefully this will help keep locals from using the Driftwood pools. All owners can help with this program by wearing the bands provided at check-in whenever you are at the pools on the property.

We are also attempting to offer recycling on the property. We have done this in the past but had to stop because owners and guests were throwing non-recyclable items in the bins. Hopefully, with most of the country now recycling, people will be more careful and ONLY place items that can be recycled. We have been advised that if regular garbage is tossed in these bins we will be fined and if that happens frequently we will have to stop the program. I hope all owners will follow the guidelines so that we can keep this very important program in place. In addition, if you would like to recycle items, it is your responsibility to place them in the bins. Do not leave items in your room for staff to move them for you.

While we appreciate all owners who pay their fees on time, we do need to have separate checks for units that are in different associations. The three associations which make up the Driftwood: Ocean Villas, Vacation Villas and Breakers; are completely separate entities. If you own in more than one association, PLEASE do not combine your fee payments on one check. Our auditor has requested

these checks be sent back to owners if submitted this way in the future. Just so you are aware, any units in D, E, F or G Buildings are in Ocean Villas; A & B Buildings are Vacation Villas and the remaining are in the Breakers. If you own 2 weeks in the same association, please feel free to pay all on one check; otherwise, issue separate payments for the different associations. This is also true for online credit card payments. Please do not combine two different associations on one payment. Thank you for your help in this matter.

One last item: Amy Raymond asked me to remind everyone that you can sign up to receive this newsletter via email by going onto our website, www.verobeachdriftwood.com and then clicking on the "SIGN UP NOW" button and fill in your information. You will then receive the newsletter via email before the printed version is released and you will also be notified this way with any important updates about the Driftwood, such as hurricane warnings and evacuations.

That's all for this newsletter; hope to see many of our owners enjoying their weeks this year at the Driftwood.

Jeanne L. Radlet, General Manager

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Anthony J. Martino

UNITS UP FOR AUCTION

OCEAN VILLAS

The following units in Ocean Villas are available for auction:

Unit#	Week #
E109	35
E109	48
D228	23
D228	49

E109 is an oceanfront one bedroom, one bath unit with partial kitchen. The minimum bid on either of the E109 weeks is \$1,500. D228 is an oceanfront & pool front efficiency unit with queen size Murphy bed, partial kitchen and one bath. The minimum bid on either of the D228 weeks is \$800. Both 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#
3026	30
3003	30
3030	43

3026 & 3003 are all 1 bedroom, 2 bath units with full kitchens and have a minimum bid of \$800. 3030 is a 2nd floor, 1 bedroom, 1 bath oceanfront unit and has a minimum bid of \$1200. They were all newly renovated in 2015. These units are all Friday-Friday occupancy

VACATION VILLAS

The following units in Vacation Villas are available for auction:

Unit#	Week#
B125	17
B212	13
A306	02
A306	46

B125 is a one bedroom, 2 bath unit and has a minimum bid of \$1,000. B212 is a studio unit with full kitchen and 1 bath with a minimum bid of \$600. A306 is a studio oceanfront unit with partial kitchen and a minimum bid of \$800 for either week. These are all Saturday – Saturday units.

If you are interested in bidding on any of the above referenced units please send 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 9, 2017. The winning bids will be announced at the Board of Directors Meeting on May 11. 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.