

# THE DRIFTWOOD TIMES

Spring EDITION

March 2018

The Driftwood Vacation Villas Condominium Association

The Driftwood Ocean Villas Condominium Association

The Driftwood Breakers Condominium Association

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

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

The Driftwood Resort  
3150 Ocean Drive  
Vero Beach, Florida 32963

## From the manager's desk.....

Boy did we get spoiled last winter when the weather stayed warm nearly every day with very little rain. The resort was busier than ever before in January 2017! A year later and a rainy, very cold (we had our first freezes in several years) January had the normal snowbirds going farther south to seek the warmth they wanted after enduring the early winter extreme cold in the north. But February made it all worthwhile with the weather gods once more smiling on us. The temps were in the low 80's all month, with sunny, clear skies and our winter owners once more happy and enjoying the Florida

sunshine! March brought more cold air, but compared to the blizzards up north our clear skies and cool air were welcomed by everyone. Of course those of us who live in the south relish the days of cooler air because we know what is coming all too soon: a long, long, hot summer from May to November!

We were thrilled last fall when representatives from the City of Vero Beach asked the Driftwood and Waldo's Restaurant to be the site for the kick off of the 100 year anniversary celebration for Vero Beach. This October 27<sup>th</sup> is the start date for the

year-long celebration. In honor of this event we are constructing a small replica of “Waldo’s Mountain” in the middle of the main parking lot. Inside the mountain will be a time capsule that the city is providing and on top of the mountain will be a 25 foot flag pole, an item we have wanted to add to the property for many years. The initial flag will be one that will first be flown on the 24<sup>th</sup> of May 2018, over our nation’s capital building in Washington. That date is the 99<sup>th</sup> anniversary of Vero Beach. It was an honor to have the city select the Driftwood for the site of the time capsule and I am certain that Waldo is looking down and smiling that his “winter home” has become such an important part of Vero’s history.

We have been busy making upgrades to the resort over the last few months. We finished the rewiring of the property in early January so that we would be able to upgrade our cable television options. While a few of the buildings (the upper Breakers and D Building) had this wiring done after the 2004 hurricanes, the remaining buildings needed to be completed in order for the property to bring in HD signals and other options. We now have far more channels to choose from, including 3 HBO channels, Showtime, as well as some sports channels. The remotes for these TVs are programmed through radio frequency and are designated for a specific TV and in the rooms with 2 or more TVs the specific room in that unit. The remotes have been labeled so that you will know which TV they belong with. Therefore please do not take the remotes with you to a new room if you are moving from one to another. While we know you don’t necessarily come to the beach to watch TV it is nice to have more choices on those rare rainy days.

Waldo’s Restaurant completed the construction of a new men’s bathroom in December. This was a very expensive upgrade, paid entirely by Waldo’s and not the association. On the busy days at Waldo’s the existing facilities were totally inadequate, sometimes forcing people to leave the property rather than stand in line for a rest room. The former men’s room has also been upgraded and functions now as our handicap accessible and family restroom, including a changing table for infants. These rooms are also nice for owners who like to spend the day at the pool and not have to go back to their rooms to use a bathroom.

The room dividers separating the units over Waldo’s in D Building were replaced this month.

These were all torn down when Hurricane Irma came through the property last September. Thank you to everyone for being patient while these were rebuilt. The rain gutter system for D Building was also replaced in January. This was also damaged and torn down by Irma. These are the last two repairs on the property to be completed from the damage caused by that storm. In the Breezeway building we have replaced several of the glass shower enclosures and also the complete HVAC systems in 110 & 112 were replaced this winter. We’ve also replaced the HVAC system in Cottage G114. These are costly replacements because they involve both the air handler and condensing units, but funding is available for this work through the reserves.

The Breakers swimming pool was refinished in December and looks great. The contractor finished on time and it was ready to go on the day after Christmas. The retaining wall on the far side of the pool was also repaired and repainted in January. The concrete work continues on the exterior of the building; all but the balconies are completed on the upper building, and the work will move to the lower one this spring. This is an ongoing project and once the exterior walkways of the buildings are done we will have to find a way to work on the balconies. This is difficult because the Breakers units are full most of the time and this work will take at least a week on each balcony, and more than that for the two bedroom units. However, having the units occupied is a good problem to have; I wouldn’t want it to be the other way around. We also replaced about half of the living room televisions in the Breakers this fall with bigger screens. Many of the older sets started to fail all at once, we think possibly brought on by the power outages we incurred after Irma came through in September. The power was restored to the property fairly quickly but we had a series of “brown outs” in the Breakers, which is on a different transformer than the rest of the property. This affected both the chiller system as well as many of the televisions in the Breakers. Thankfully new sets cost less and are larger than the old ones so it works out as a benefit to our owners. We also recently landscaped the area on the south side of the Breakers oceanfront building; it looks great! Next up for the landscaping crew is the area in front of unit 3001, facing Ocean Drive!

In Vacation Villas we finished the replacement of all the carpet in A Building and also did a few of the

rooms in B Building. A new ice machine was purchased which services B Building. The screens for the windows in 24 of the units for A Building were replaced in February. Unfortunately the 6 units that face the water which had new windows and doors installed in the 2012 concrete restoration had to have special screens built for them because those same windows are no longer being made. They should be in by the time this newsletter is finished.

The Vacation Villas Board of Directors met immediately following the annual meeting in December and discussed what the future needs are for the association. All directors agreed that renovating the units in the association should be a priority going forward. With that in mind they have asked the same designer that was used for the Breakers renovation in 2014 to put together some ideas/sketches/plans for them to consider. The designer was asked to try to present a more open plan, especially for the A Building units. They were asked to try to maximize the space as much as possible, taking into consideration the way cruise ships, and “tiny” homes are able to make the most of every square inch of space. To date they have presented a few different ideas, including, but not limited to, the elimination of the large divider wall which currently contains the television and some storage drawers and shelves. All of these plans are still VERY much in the early stages. The board would like to complete one sample unit this year so that owners on the property can see the finished project, but since nothing has actually been decided yet as far as design is concerned, that may not happen until 2019. One of the bigger parts of the project will be to eliminate a large amount of the wood walls which tend to retain both moisture and smells. Accent walls of the pecky cypress are being considered so the units retain their “Driftwood” look. Not only are the living areas being considered for renovation but also the kitchens and bathrooms. These areas had a partial renovation back in 2002 and 2005 with the addition of tile, new vanities, and in many cases new kitchen cabinets, but for the most part have not been renovated at all. The Board is looking at removing the bathtubs and installing shower stalls, replacing toilets, vanities, fixtures, all cabinetry, appliances and lighting. As you can see the list for this work is long and I have only mentioned a small part of the things being considered. These units need to be updated so that our current AND future owners continue to enjoy

the property. It is difficult to attract new owners when the product we are presenting is not fresh and inviting. As I said at the beginning of this section the Board is just now beginning to formulate a plan for this work. It is a long, involved process. The Breakers renovation, which was not as extensive as this one may be, took a total of over 3 years to plan and execute. Nothing about the plan is “locked in stone” at this point but we wanted everyone to be aware that this will be the next big project for the association. I will keep you informed of the progress we make, and when a timeline for the actual work is decided the owners will be the first to know. I realize that the one question that everyone wants to know is “how much is this going to cost me” and I can’t answer that at this time. We will certainly use as much of our reserves as possible. There will be an assessment at some point, but that is definitely not going to happen in 2018 and quite possibly not in 2019.

I wanted to thank all the owners and guests who have been so good about providing their tag numbers and keeping their parking permits on their cars. We have had great success this winter using this new program. We have not had to tow any cars from the two south lots on the property. PLEASE remember to bring your tag number with you when you check in so that you don’t have to go back to your vehicle. We cannot give you a key to your room without this information. The north lot is not permit-restricted, so if you have guests they may park in that lot or on the street. We provide only one parking permit per room, or 2 for 2 bedroom units. I also want to thank everyone for using the pool bands that we have been issuing to identify owners and guests around the pool areas. Amy, Zach, Joe & Mike all do rounds of the pool and the 2<sup>nd</sup> security guard on the weekends does also. This has helped keep local people from utilizing these areas now.

We began recycling last year and it has become such a success that we are now having the company empty the bin twice a week. We appreciate all the owners and guests who choose to recycle rather than just throw those items in the regular garbage dumpster. In addition to this we have begun using ecofriendly soaps and shampoos in the rooms. We are trying to be as conscious of our environment as possible.

Last November our daytime security guard that had been with us for several years was killed in a motorcycle accident here in Vero. “Mac” was a

great guy and well-liked by all the owners who came to the property on a regular basis. You are missed by all of us here Mac.

One last item: after 30 years we have a new sign at the front of the property. It is very similar to the old one but looks great and hopefully will hold up as well as the last one did!

Hope to see everyone here this year.

**Jeanne L. Radlet, General Manager**

**2017 Board of Directors:**

**Vacation Villas**

Peter Tingom, President

Lee Olsen

Lois Katzin

Tony C. Martino

Leon Volkert, Secretary/Treasurer

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Anthony J. Martino, Vice President

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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:

<u>Unit#</u>	<u>Week #</u>
E223	46
D229	01
D230	31
D230	32
F117	50
F117	51

E223 is an oceanfront one bedroom, one bath unit with partial kitchen. The minimum bid on E223 weeks is \$1,200. D229 & D230 are oceanfront & pool front 1 bedroom loft units with a queen bed in the bedroom, full size bed in the loft and sleep sofa in living room, partial kitchen and one bath. The minimum bid on any of the D229 and D230 weeks is \$1200. F117 50 & 51 are one bedroom cottages with king bed and full kitchen. The minimum bid on either of these 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:

<u>Unit #</u>	<u>Week#</u>
3031	43
3031	44
3002	25
3007	31
3023	13

3031 is 1 bedroom, 1 bath oceanfront unit with full kitchen. Either of these weeks has a minimum bid of \$12000. 3002, 3007 and 3023 are all one bedroom 2 bath units with full kitchen. These units all have a minimum bid of \$1000 each. They were all newly renovated in 2014. These units are all Friday-Friday occupancy

**VACATION VILLAS**

The following units in Vacation Villas are available for auction:

<u>Unit#</u>	<u>Week#</u>
B125	17
B212	13
A206	15
A206	32
A405	28
A406	36

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. A206, A405 & A406 are all studio oceanfront units with partial kitchen and a minimum bid of \$800 for each 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 11, 2018. The winning bids will be announced at the Board of Directors Meeting on May 15. 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.**

In the fall newsletter the following units were auctioned and the winning bids were as follows: 3023/16-\$1225.00, 3030/49-\$1200.00, E110/49-\$2102.00, E221/48-1601.00, D232/35-\$1601.00. A306/02-\$1000.00