

# THE DRIFTWOOD TIMES

Spring EDITION

March 2023

The Driftwood Vacation Villas Condominium Association

The Driftwood Ocean Villas Condominium Association

The Driftwood Breakers Condominium Association

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## Hello from the Manager's Desk:

It has been a very busy season so far here at the resort. We have more owners here this winter & spring than we have seen in several years. It is wonderful to see so many owners, many of whom we have not seen since before the pandemic began. We have many new owners who have joined our Driftwood family in the last few years as well. Some are new faces; others are a new generation of owners grew up

coming to the Driftwood with their families and are now old enough to be owners themselves. The Driftwood is a family resort, and in my 23 years here I have seen many generations of families, something I am sure would please Waldo very much.

At the beginning of the year, we were informed our windstorm insurance premium doubled

from 2022. Unfortunately, this is not a figure we are given months in advance while we are planning budgets for the next year. As many of you know, who live in Florida, windstorm insurance is both absolutely necessary and becoming increasingly costly. To say this issue is quickly becoming a crisis for home & business owners is not an exaggeration at all. There are fewer and fewer companies providing coverage in Florida which only makes each renewal more and more costly. Our agent informed the Board of Directors that over 20 companies shut down in 2022 alone. He was able to secure coverage with Citizens and three other companies layered together. The result was our premium doubled from the previous year. Due to this massive increase in windstorm insurance, which was not budgeted, the board is discussing a special assessment this summer to cover the shortfall. Once we have more information regarding the special assessment, we will send out notice to our owners. Our insurance agent informed us that these premiums are expected to be higher for several years, and we can expect to see this type of cost for windstorm insurance. The special assessment, if approved, should cost approximately \$80 to \$150 per week depending on the type of unit and which association the unit is in.

A requirement of being able to secure windstorm coverage is replacing several roofs on the property before hurricane season. Because of this requirement, we will be working on the Breakers, Cottage, Office, Gallery, and the Breezeway roofs sometime in the next month or two. We apologize in advance for the inconvenience this will cause. Doing this type of work in the spring is not something we would normally do. If you own a 2<sup>nd</sup> floor room in the Breezeway that has open rafters to the roof you will be moved to a different unit. I have sent a letter out to owners in Breezeway, Breakers, and Cottages who may be impacted by this work. We are currently

waiting for the permits to be obtained so we can schedule the roof repair. I will do my best to give owners as much notice as possible, but this is out of our control, and we are at the mercy of the permit office and the contractors. It will be noisy, and there will be parking lots blocked at different times for construction equipment. We have no choice but to get the work done as quickly as possible, before we enter hurricane season. Please note that the replacement does not stem from any issues with our current roof, but the age of the roof in the opinion of the insurance company.

I want to give a shout out to Nova Wilson, our head of housekeeping. He stepped up into the role at the end of 2022 and has done an amazing job. If you see him around, please express your appreciation. He is working extremely hard this season to make sure the rooms are done quickly and properly. If you are a "move" room, we ask that you be patient. Please do not move your things to the new room before the front desk has called you. Just because the housekeeper leaves the room, it does not mean it is ready for you. The manager has to inspect the room, and there may be a maintenance issue that needs to be addressed that housekeeping has reported. Please do not assume because you see the housekeeper leave the room that it is ready. The front desk will not issue keys until a supervisor from housekeeping has given them permission.

In Vacation Villas, we will be replacing the staircase on the Gatehouse in April. This fall the Elevator in building A is being modernized. I expect this project will take place during weeks 40-46. The elevator will be down for 4-5 weeks while this work is taking place. Once I firm up dates for the project, I will send out letters to the owners of the weeks that will be impacted by the project. If you have a medical issue and cannot do stairs, I will have a few options available, first come first serve. It may be possible to move your week to before or after the project and put you in a different unit.

I will not be able to switch your fall week for a spring or summer week, but it may be possible to adjust your stay by a few weeks. Again, this is first come first serve, and based on need.

We plan to work on the north side of the 4<sup>th</sup> floor walkway this year, this will complete the walkway repairs we started several years ago. There will always be concrete repair work on the property, but hopefully less extensive going forward.

The Vacation Villas Board of Directors is also looking at updating kitchen cabinets in the A and B buildings. We are working on getting prices on new cabinets and countertops to determine how many units we may be able to complete this year. Updating the kitchens was one of the top items on the comment cards we sent out in 2019 when the board was considering a special assessment to do a full renovation. Because of Covid, and its impact on the economy, your Board of Directors has tabled the full renovation project and is looking at remodeling the units on a smaller scale, starting with the kitchens.

In the Breakers last fall, we had the pool resurfaced and the gem coat repaired. We also redid the large staircase from the Breakers parking lot up to the pool area. We are waiting for new rails to arrive for that staircase that will match the rails replaced in the lower Breakers last year. The wooden wall was replaced on the lower Breakers unit's last fall. The Breaker's parking lot was sealed, and a drain was installed to help the rainwater flow away from the building. The drain has been successful in heavy rains, keeping the walkway from flooding in front of 3002 to 3004.

This fall in the Breakers, week 39, we will have the main breaker panel and sub panels replaced. I have spoken to most of the Breaker's week 39 owners last year regarding the use of different units during that week. Once the power is turned off for the project the pool will also be closed. It will reopen once the power is

restored, and the pool chemicals are balanced. We expect this project will only impact week 39, but wanted to make everyone aware in case it takes longer than expected.

**Swimming pools** – We were notified by the pool inspector that new signage is required around the pools to include language in addition to “No FOOD OR BEVERAGES in the pool or on the pool wet deck” it must now include **“COMMERCIALY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL WET DECK FOR POOL PATRON HYDRATION”**. The Wet Deck is considered the 4-foot perimeter around the pool. This means that **NO PERSONAL CUPS, PERSONAL WATER BOTTLES, CHILDREN’S SIPPY CUPS, WALDO’S CUPS, OR ANY OTHER DRINK CONTAINERS OTHER THAN COMMERCIAL PLASTIC WATER BOTTLES ARE PERMITTED ON THE POOL WET DECK, NO DRINKS OF ANY KIND ARE PERMITTED WHILE IN THE POOL**. This is an argument we have had repeatedly with our owners and our guests. Now it will be in print on the Pool Rule Sign, and there will be no exceptions. Please remember pools are open from dawn till dusk, there is no night swimming allowed.

We are now in turtle nesting season. Just a reminder, if you own an oceanfront unit, please keep your drapes closed after 9pm, or turn off your interior lights at 9:00 pm. We do not want to cast a glow of light onto the beach and cause harm to the sea turtles. I am excited to be working with Coastal Connections and offering turtle digs in front of the resort. Coastal Connections is licensed to mark and research turtle nesting sites in our county. I had the pleasure of joining a dig last summer. They meet at the Ocean Grill and give directions to the dig. The dig can be in from the Kimpton Hotel to Costa de Este, and now as far south as the Driftwood. Starting in May, Coastal Connections will start to monitor our beaches for nests and marking them. They will watch

the nest until it hatches. Three days after the hatch they will have a dig. They will dig up the nest, count the eggs, discuss the success of the nest, the type of turtle, and if there are any hatchlings left behind, they will release them. It is a very exciting event, and I think our summertime owners will enjoy learning about the turtle nests. Coastal Connections has 2 requests; please do not leave trash on the beach and do not leave your beach umbrellas, chairs, tents, etc. set up on the beach overnight. I do not want to see your items thrown away by the city. Please help us keep the beach clean and turtle friendly. You can follow Coastal Connections on Facebook; they will post digs and how to sign up to join them. They will not announce the location until you arrive the day of the dig.

As March 1<sup>st</sup> approached and we began working on late fees and interest charges I was reminded that many of our owners are still combining payments for multiple associations onto one check. You cannot combine payments from different associations on one check, you must pay them separately. If you have multiple weeks in the same association, you can combine those onto one check. If you do not know what association you own in, please check the top of your billing statement. As always, the maintenance fees are due here in the office by February 28<sup>th</sup>. Mailing a check on that date means the check will arrive after the due date and the account will be subject to a \$25.00 late fee and interest. If you are on property during that time frame, please make sure you come down and pay your fees before the 28<sup>th</sup>. We are happy to set up payment arrangements, we ask you to contact the office prior to February 28<sup>th</sup> to set that up.

Many of you are aware of our Owner's Sales Assistance Program, but if you are not aware you can look at the listing on our website [www.verobeachdriftwood.com](http://www.verobeachdriftwood.com) under Owners Info you will find Available Units and Short Sales. If you are interested in adding your week to the assistance program, please reach out to

Zach or Amanda and they can assist you with the paperwork.

That's all for now.

Amy Raymond  
General Manager

### **2023 Board of Directors:**

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