



VILLA TOWERS NEWS

HOLIDAY EDITION

DEC 2016



Super Moon—Photo by Cathy Gill

Happy Holidays!

From the Board of Directors

Two important meetings occurred recently, as follows:

⇒ Our meeting of October 24th to tabulate owner response regarding the option to forego the retrofitting of our building and units with a fire sprinkler system, as permitted by Florida Law. Secretary, Cathy Gill, reported that the final count was as follows: 46 owners signed the *Consent to Forego the Fire Sprinkler Retrofit*. No owners “voted” no. As 27 votes are required to constitute a majority, the Villa Towers Condominium Association will forego the fire sprinkler retrofit. A letter was sent to all owners so a record of this decision can be produced should you ever need it upon selling your unit.



⇒ Our budget meeting of November 21th to discuss and vote to accept the 2017 Reserve Fund as proposed. A quorum of 29 was recorded. The results were as follows: 24 owners were in favor and 5 were against. Therefore, the Reserve Budget passed. The Board then voted to accept the 2017 Proposed Budget. Many thanks to our Finance committee led by **Joe Cavagna**.

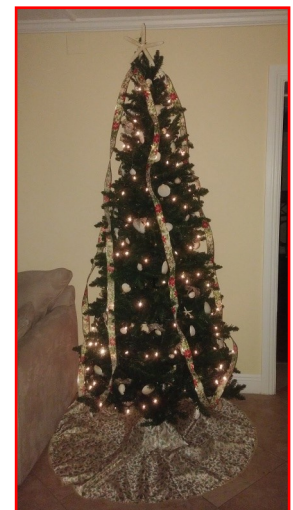
Many volunteers help to keep the building safe from hurricanes, in good repair and continuously improving, thus protecting our investment. This newsletter issue highlights many Villa Towers community improvements, including our new beautiful elevator interiors! Please take a moment to thank our generous, hardworking

neighbors—mentioned throughout this issue—and your Board, led by **Bob Hellmuth**.

Also, thank you to **Susan Hoffman** for once again collecting your cards and monetary gifts for our

maintenance contractor, **Jairo Bermudez**, who is here daily cleaning our common areas.

Contacting the Board—Email villatowers@att.net. Approved BOD meeting minutes are available upon request.



Mark Your Calendar

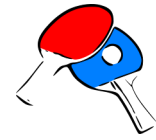
Annual Meeting/Elections—
Thursday, Jan. 26, 2017

Welcome to Our New Friends

329 Ilana Bretkopf from New York City & Israel
(formerly Bill Frank & Debi Culotta)



Recent Maintenance Activities



Around the outside

Door Handles—The main entrance door handles were replaced with stainless steel handles.

Down Spout—A water runoff down spout was constructed from the 2nd floor and over the awning to protect the new awning at the main entrance.

Roof—The roof was inspected mid-November revealing the need for basic repairs, which will be done in the near future.

Painting—Painting of the west stairwell was completed and it looks great!

Lawn—New sod was laid on the north and east sides of our building replacing to replace ‘trouble’ spots due to a dry summer and the removal of invasive weeds.

Around the pool

Shower at the Beach Access

Gate—A shower was installed at the beach access gate. It is now easier to remove sand and salt when returning from the beach and before entering the pool or lobby.



Restroom Repairs &

Replacements—Due to a water leak in the wall between the two poolside restrooms, drywall replacement and painting are in progress. In addition, a new toilet and sink, and cover base molding was installed in the men’s room. New hardware was installed on the sink and toilet in the ladies room, as well as new mirrors in both bathrooms. Stainless steel door hinges and chains were replaced on both doors.

Turtle-safe Lights—Year-round turtle-safe lights were installed on the poolside fence providing attractive lighting in the evenings.

Clock—A new poolside clock was installed to replace the old one between the restroom doors.

Decorative Stone & Pavers—Stone was laid along the south fence beside the pool, replacing the difficult to maintain small strip of grass. Pavers were added beside the grill area.

Around the exercise room

Restrooms—Both restrooms were updated with new mirrors and towel dispensers.

Ping Pong Table—Necessary repairs were made to the ping pong table. Please avoid placing heavy objects on the table.

Around the inside

Lights—Lighting in the locker room hallway ceilings was replaced with LED lighting providing a much brighter experience! The ceiling fixtures in the Bike room were also replaced.

Grocery Carts—Bumper pads were added to the grocery carts to help protect wall, doors and our new elevator interiors. Please use caution.

NOTE—After using the hose in the laundry room, please protect the hose and nozzle by releasing the water pressure. *Place the nozzle in the washing machine first, before releasing water.*

Safety & Preparedness

Hurricane Matthew—Special thanks to all the owners, renters and family members who helped secure the building during the preparation for Hurricane Matthew. *(See more on page 4.)*

Submitted by Tom Newman



VILLA TOWERS NEWS

Submissions & comments welcome!
Committee: *Cathy Gill, Cathy Newman, Maria Palumbo, Diana Bello & Sue Perrett*



WiFi is available in card room
Password VILLATOWERS3640

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☀️ The **December** meeting featured **Randy Sherman**, Riviera Beach Director of Finance. Randy briefly discussed how Riviera Beach bills us for water, which is a challenging aspect of condo life for associations. Here are some highlights from his presentation:

- Compared to water utility rates of communities from Palm Beach, Broward, and Brevard counties, Riviera Beach has the fifth lowest 'A' rated utility rates.
- Current issues: 16-year-old meters (old technology) and the high lime content in our water causing lime buildup and sticking meters, which improperly measure water usage (usually under consumption). The water utility measures water in and out, and currently cannot account for a 20% water loss.
- A project is currently in process to treat lime in the water before it goes out.
- The Utility will be proposing new meters to allow customers the ability to review their water usage in real time. Expect re-metering in the 2nd quarter of 2017.

☀️ During the **November** meeting, **Dawn Pardo** discussed council activity:

- Nothing is currently going on at the new marina.
- They are searching for new head for utility dept.
- The water quality on Singer island was never compromised.
- Lozman update – The City does not recognize docks without a permanent home or residence. No address had been issued as of this meeting.
- By posting a "Private beach" sign, any beach re-nourishment money request is nullified.
- A December 13 meeting will discuss the Singer Island Gateway project at the former Singer Island Yacht Club property, where they are proposing an 8-story condo project, although this is still open. Project management has pursued zoning.

Due to recent vandalism and car break-ins on the island, the Riviera Beach Police are beefing up patrols during these overnight periods. **We should urge everyone to lock their cars and leave nothing of value in plain sight.**

Interesting link for [Singer Island market updates](#)

Submitted by Wayne Perrett, COASI Representative

Decorating Committee Updates

New elevator interiors

Our elevators have been refurbished and are looking beautiful. With new doors in place, the



elevators are running better than ever.

We thank our decorating committee for all the input and lovely selections.

Going forward, we will be strictly enforcing our elevator policy for all elevator traffic for owners, renters and guests :

- Use **ONLY** the north elevator for furniture deliveries, construction equipment, and all large deliveries.
- Pads **MUST** be up prior to use. This requires notifying the board at least 2 days prior to date needed. There is a form that should be submitted to a board member with the dates pads are needed. Forms are kept in lobby in the white mail box at bottom right cube.
- **Please note: DELIVERIES WILL ONLY BE ALLOWED IN NORTH ELEVATOR WITH PADS INSTALLED. No pads—No delivery.**



Everyone is responsible for ensuring no damage occurs to the elevators or other common areas during their deliveries. We are looking into video cameras to maintain compliance. Owners will be charged for repairs caused by their deliveries. We all have a vested interest in keeping our building in good condition.

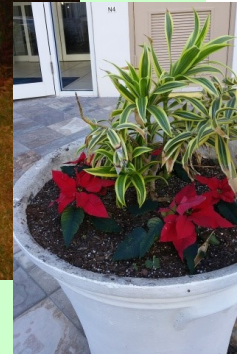
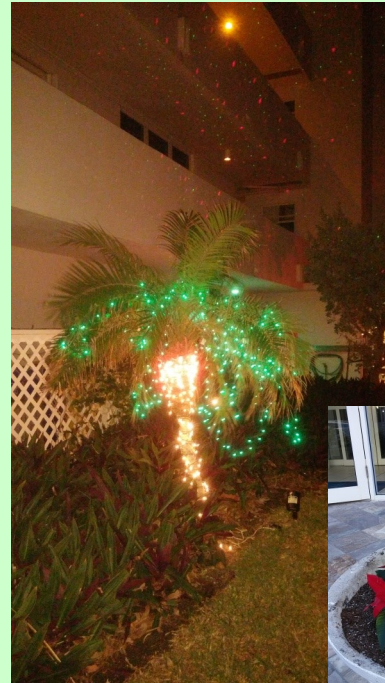
Saying Goodbye

We were very sorry to report the passing of **Don Hewins** (1030) on November 7th. More information is available [here](#). We send our heartfelt condolences to his wife, Marya, and their family.

Tis the Season at Villa Towers



Thank you to our holiday decorators: L-R, Susan Hoffman, Janice Cavagna, Barbara Hellmuth, Maria Kaliniak, Cathy Newman, Nancy Brittis, & Jacki Yetran. Not shown: Tom Newman, Bob Yetran & Bob Hellmuth



Hurricane Matthew—October 2016

After a 10-year hiatus from hurricanes, Villa Towers experienced *Matthew* on Oct. 7, 2016. We were fortunate to have a good team of volunteers on site, who worked together to secure our building. We

should all give a hearty thank you to the following: **Jeff and Elizabeth Gittens, Barbara and Mike Leach, Rob and Debi Sari, Barbara and Bob Hellmuth, Heidi Hellmuth, Kent Lemmon, Kim Hetrick, Jairo Bermudez, Nate Horvath, Cathy and Tom Newman.**

This of course involved a lot of work and time, but made for a successful end result.



Photos by Cathy Newman



The only damage sustained was to our canopy at front entrance. We have since replaced both of our canopies. The Board will be evaluating our hurricane preparedness plan, based on what was learned this time.

We continue to remind ALL owners to ensure their shutters are in good functional condition, as well as aesthetically pleasing. This is required by our condo documents. Some units were not secured adequately by owners and required additional securing

by our volunteers. This is **not** a Board responsibility.



Villa Towers Holiday Party



Bob Hellmuth, Jacki & Bob Yetran



Cathy Newman, Kim Hetrick, Barbara Hellmuth, Cathy Gill, Maria Kaliniak



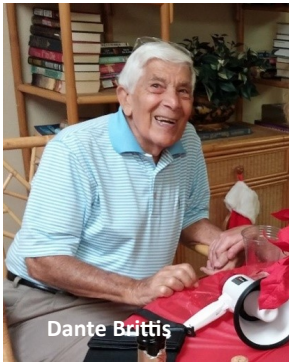
Tony Falcone



Rob & Debi Saari



Susan & Bob Hoffman



Dante Brittis



Kim Hetrick & Ilana Bretkopf



Christine & Hall Couch



Tom Holt & Tom Newman



Annette Holt & Nancy Brittis



Rob Saari



Don & Cathy Gill, Bobby & Irene Ferrara



Photos by Cathy Newman

