



VILLA TOWERS NEWS

SPRING EDITION

MAY 2017



Second turtle nest of the season

Photo by Cathy Newman

From the Board of Directors

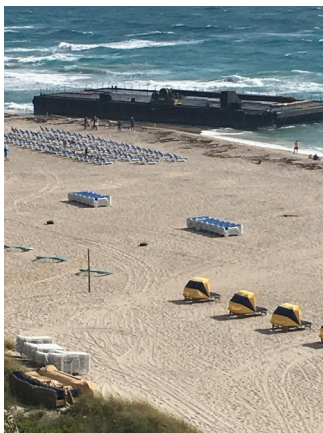
The annual meeting was held January 26th, 2017. No owners put forth their candidacy so no vote was required. The Board of Directors consists of the same members as in 2016.

Villa Towers began the new year with a new website, providing owners with self-serve access to news, approved meeting minutes, forms and documents, and newsletters. To date 31 owners have registered. If you have not already checked out our site, please register at villatowers.net.



2017 Board of Directors: Cathy Newman, Mike Leach, Bob Hellmuth (President), Cathy Gill, and Rob Saari

Mark Your Calendar Assessment due May 15th





A barge floated onto the beach in front of the Hilton and had to be towed away—April 20, 2017.

Since Hurricane Matthew “wobbled” near Palm Beach last September, the Board has been reviewing our hurricane preparedness process and gathering quotes for various readiness options. The biggest challenge for a self-managed building such as ours is relying the abilities, willingness and availability of owners present at the time preparation is required. It is a BIG job to prepare for a hurricane—lots of heavy work for the building, as well as personal preparation prior to evacuating. Although we were well prepared thanks to our ground crew at the time, we were saved from a direct hit by the last minute change in direction. The latest assessment for protective screens helps to protect our building in future storms. Please refer to the letter sent to owners for details.

It’s turtle season (Mar 1 to Oct 31) with nesting well underway. Be sure to block light coming from your unit. ([Click for regulations.](#))

May 7 – 13, 2017 is Hurricane Preparedness Week. Vital information at the following websites:
<http://www.weather.gov/wrn/hurricane-preparedness>
<http://www.nhc.noaa.gov/>

Contacting the Board—Email villatowers@att.net. Approved BOD meeting minutes are available at villatowers.net. Login and select Board of Directors.

Lots of photos throughout this issue, especially on pages 6 & 7  

Recent Maintenance Activities

Around the inside

- Mirror trim was replaced in the main entrance/ north lobby and new mirror trim was installed between the elevator doors
- Painting was completed in the billiard room and on the card room doors
- A louvered egress door was added to the billiard room
- Routine annual maintenance service was performed on hot water heaters
- LED lights and fixtures were added to the bike room and locker storage areas
- Vents were installed in the bike room door to improve overall air circulation in that area
- New kitchen cabinets, countertops and appliances were installed in rental Unit 100

Around the outside

- The building sewer lines were cleaned out
- A new roof access door was installed to replace the door damaged by high winds
- Painting was completed on the roof staircase and west entrance walkways
- The roof staircase was also welded to complete repairs due to deterioration



Roof stairs welding

- Roof repairs due to water damage were done
- A new gate arm replaced the previous damaged arm at the road entrance
- Several walkway ceiling light fixtures and exit signs were replaced
- The red bollard lights along the walkway were replaced with amber lights. Both colors are turtle-friendly but amber improved illumination
- The water access plumbing lines adjacent to the grill were repaired due to damage caused by recent high winds



Around the pool

- New brakes were installed on the pool cover frame castors

Around the exercise room

- A new thermometer was added to the sauna

Preparedness & paperwork

- A revised and updated version of the “Building Operating Systems and Emergency Procedures” book was completed in March
- The Documents and Records committee purged outdated and duplicate files and developed a directory to facilitate access to the files while maximizing storage space

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



Our self-serve owner website is available 24/7

www.villatowers.net

Website questions: cathygill@gmail.com

Board of Directors Contact Information

Villa Towers email: villatowers@att.net

- Bob Hellmuth - President**
bobandbarb3@aol.com 561.841.1439
- Mike Leach - Treasurer**
villatowers@att.net 561.290.6133
- Cathy Gill - Secretary**
cathygill@gmail.com 973.714.1391
- Rob Saari - Member at Large**
deborrob@comcast.net 231.578.9554
- Cathy Newman - Member at Large**
cmanewman@bellsouth.net 443.280.1151

Hurricane Preparedness is EVERYONE'S Responsibility

As we approach hurricane season, June 1 to Nov. 30, we must remind all owners of *their* responsibility to ensure their condos are securely protected. This requires making sure all hurricane shutters are functional and closed securely whenever the owner is not onsite. During Hurricane Mathew preparations, it was noted that some unoccupied units had not completely secured their units. This leaves not only that individual unit susceptible to water and wind damage but other units as well.

The following recommendations will protect all our units and building:

NOW:

Make sure your shutters are functional and able to be closed completely by whoever is there at the time. This means all tracks for shutters should be in place to ensure closure. To facilitate closure, make sure to lubricate shutters at least every 6 months to keep them working. If repairs are needed, call a shutter company or person to fix prior to hurricane season.

DURING A HURRICANE WARNING:

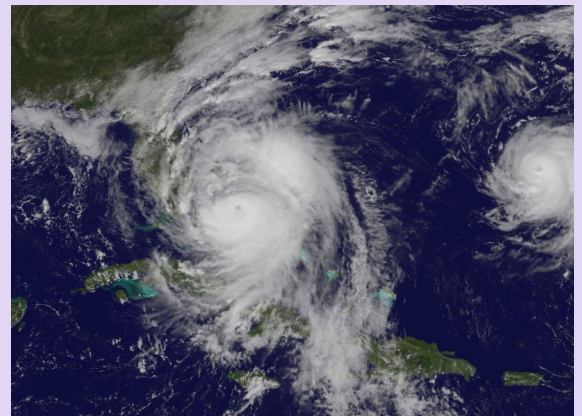
- All shutters must be closed and securely latched so they will not separate with wind.
- Clear elevator lobbies on your floor of all items. They may become airborne in a hurricane.
- Bring in all plants, vases or other items outside your units on common walkways as they will become projectiles.

The following are suggested contacts regarding this:

- *Michelle Brown* will close shutters for owners who are away. The shutters must be functional. She currently works for a number of Villa Towers units. 561-308-1790
- *Delvin Carter* will repair and lubricate shutters. He has also worked for a number of Villa Towers units in this capacity. 561-827-3725
- *Shutter Lubrication and Service*, 561-745-8956
- *County Wide Shutters*, 561-797-8127

Please be a good neighbor and do your part to keep our building safe and secure.

Remember, the board is not responsible to secure your unit. They, along with owners and renters present, will be busy storing common outdoor furniture and equipment, securing common areas and possibly preparing to evacuate! Please plan ahead and do NOT rely on the residents for assistance.



Hurricane Matthew from space: "Hurricane Matthew is barreling into southeastern United States as a monster category 3 storm." Sep 2016

It is recommended that those living in the condo have **plenty of bottled water**



readily available, especially during hurricane season and for issues like water main breaks, as recently occurred in April.

Hilton's work in progress: Fencing and hedge removed between VT and them. New fence installed.



Reminder to owners and renters that in the spring, birds come into the northern shuttered balconies through the water spouts or water drains to make their nest. To avoid this messy problem, it is necessary to either place a piece wire mesh or a large plastic bottle in the hole that allows for water drainage and impedes bird access.

Thank you!

Thanks to all our volunteers who continue to do an excellent job of helping whenever necessary. Big or small, all help is appreciated.

Special thanks to:

- Landscaping committee: especially **Ed and Betsy Damutz**, **Christine and Hal Couch**, and **Maria Kaliniak**, for your time, donated materials, plants, etc.—terrific job!
- Social committee for 2 WOW parties: Valentines Day and St. Patrick's Day. Special thanks to **Shirley and Joe Filippelli**, **Diane Capasso**, **Karen Wetherell**, and **Susan Hoffman** for bringing it all together.
- Finance committee: **Joe Cavagna** and **Don Gill**, chaired by Treasurer, **Mike Leach** for work preparing our annual budget.
- **Karen and Ron Wetherell** for your faithful covering and uncovering of the pool daily.
- **Bob Yetran** and **Tom Bernat** for your maintenance help, overseen by **Rob Saari**.
- **Bob Yetran** for all your lovely paintings on display and enhancing the elevator lobby.
- **Cathy Newman** for all your beautiful photographs that we enjoy as we ride the elevators.
- Insurance committee for all your hard work to get us the best deal, including **Tom Newman** and **Ed Damutz**.
- **Tom Newman** for the wonderful emergency maintenance book compiled as a full, detailed reference source with lots of assistance from **Kim Hetrick** for typing and photos.
- **Cathy** and **Bryan Gill** for our new Villa Towers website.



Super Bowl 2017 Party



Karen Agnello & Shirley Filippelli



Joe & Janice Cavagna

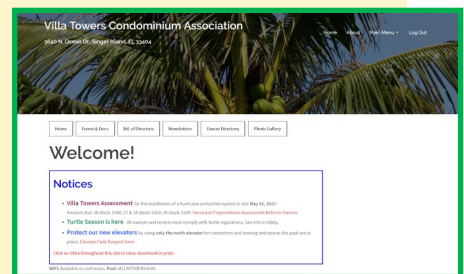


Get Started at www.villatowers.net

Register at our new website to:

- Download & print condo forms
- View condo directory and docs
- Read past issue of newsletters
- Review approved Board meeting minutes
- Find out what's going on—events on listed in the 'Notices' on the main page
- Post and share photos

Just click 'Register' to create your username and password and then you're in!



Questions?
Email cathygill@gmail.com

News Around the Island

The **Wells Fargo** bank branch on Singer Island will be closing on June 21, 2017 at 12 noon. The closest branch will be 500 US Hwy 1, North Palm Beach. Those with a safe deposit box must be remove items before closing or they will be deemed 'unclaimed property' and given over to the state of Florida.

The **Vista Blue**, the new condo being constructed north of the Hilton is now full grown. (See photo.) Other nearby condo projects include 5000 North Ocean and the Amrit at 3100 North Ocean Dr.



The new **Singer Island Post Office** will be located at the Ocean Mall and is opening in late summer 2017.

The **City of Riviera Beach** has a new city manager, **Jonathan E. Evans**, who replaced Ruth Jones. He can be reached at 561-845-4010.

The **PGA Arts Theatre** opened in January 2017. It is located at 4076 PGA Boulevard, Palm Beach Gardens, formerly the PGA Cinema in Loehman's Plaza. pgaartscenter.com or call 1-855-448-7469.



Vista Blue—April 2017

Activity suggestions for the whole family:

- To find free family fun activities in West Palm Beach go to wpb.org/events or call 561-822-1515 for more information.
- *Clematis by Night* is Thursdays, 6-9 pm every week on the Waterfront
- *The Gardens GreenMarket* is Sundays from 8am-1pm at the Palm Beach Gardens City Hall Municipal Complex on Military Trail. (The WPB Greenmarket is now done until Oct 7, 2017.)
- *John D. MacArthur Beach State Park concert series* is the 2nd Saturday of every month from noon-4pm on May 13th, June 10th, and July 8th, 2017.



Looking for new places to dine out?

BrickTop's restaurant has opened in the location formerly occupied by the Riverhouse in PB Gardens. It has been renovated with a new, fresh, airy feel. There is a gazebo bar near the water and a patio for outdoor dining. The inside is lovely with various seating areas. We hear the food is excellent and not overly pricey. Happy Hour specials are from 4 to 6pm. Open for lunch and dinner. Reservations are recommended. 561-530-4313



Cooper's Hawk Winery & Restaurant is located in Gardens Mall near Sears. This entirely new concept has a wine tasting bar at the entrance and dining with a full bar and outdoor patio. They serve all their own wines made in Illinois. Again, we hear the food is very good with a full assortment of moderately priced appetizers and entrees. 561-209-8466

Rafiki Tiki has opened in the redeveloped Riviera Beach Marina Village at 13th Street with indoor and outdoor casual dining and a happy hour. It has a full menu with sandwiches, seafood and Mediterranean dishes, plus a full bar. It is open 8am to 9pm, 7 days. 561-812-2240



Valentine's Day Party



Karen Wetherell & Shirley Filippelli



Nancy Brittis, Joe & Janice Cavagna, Bob & Jacki Yetran



Susan & Bob Hoffman, Ron Wetherell, Joe Filippelli & Bill Faulman



Cathy Newman & Nancy Brittis



Phyllis Faulman, Hal & Christine Couch, Susan Hoffman



Mike & Barbara Leach, Steve Kaliniak, Sue & Wayne Perrett



Joe & Janice Cavagna



Diane & Tony Capasso, Bob Hellmuth, Tom Bernat



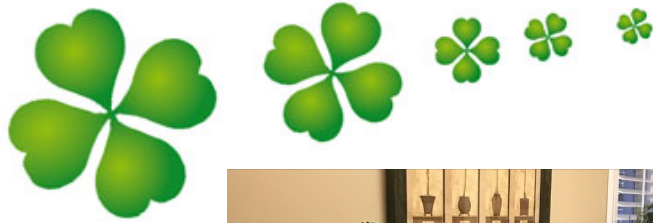
Joe Filippelli, Cathy Newman, Karen Wetherell



Tom Newman



Sue Perrett, Tom & Carol Bernat



Dante Brittis, Irene Ferrara
Tony & Louisa Falcone



Bob Hoffman, Joe Filippelli,
Ron Wetherell, Shirley
Filippelli, Karen Wetherell ...
Susan Hoffman



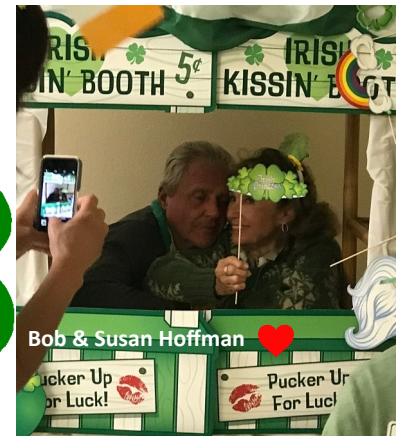
Bobby Ferrara & Ed Damutz



Dante Brittis



Joel & Marilyn, Russ & Susan, Diane & Tony Capasso



Bob & Susan Hoffman ❤️



Joe & Shirley Filippelli



Sue & Wayne Perretti



Tony & Louisa Falcone ❤️

