

### MESSAGE FROM THE PRESIDENT AND MANAGER

Greetings from Naples - it is hot, humid and peaceful. Recently, the comfort index has ranged between 105 to 109 degrees. Beyond this weather report, we hope that the following comments and discussions will bring you abreast of what is happening at the Terraces.



Oil and Water: The question of the year is what will happen to the oil from the Deepwater Horizon spill. Will it come to the beaches of Naples? Both Lee and Collier counties are making preparations for this environmental disaster but no one can do more than speculate as to if and when the spill will come in our direction. A recent Coast Guard report observed that "We are no longer dealing with a monolithic spill ... but with an aggregation of hundreds of thousands of patches of oil going in a lot of different directions". Toss in a couple of tropical storms or a small hurricane and we may be picking tar balls out of our pool. Let's hope not!

Summer Projects: The pressure washing and painting of our building is proceeding close to schedule. May and the first part of June have been very dry, which allows the painters to work full days. We are pleased with the quality of the work.

Kone is well along in its efforts to upgrade our passenger elevators. A special thanks to those owners who are permitting us to use their lower garage parking spaces as a staging area for equipment and elevator components involved in this project.

The replacement and repair of our common area air conditioning units continues. Recently, those of us remaining at the Terraces had the opportunity to appreciate the value of air conditioning when repairs to the cooling tower resulted in a six hour shut down of all building air conditioners.

Weather permitting - we will be adding an additional summer project. Our earlier plan was to refurbish the swimming pool deck and install a

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hot tub at that level simultaneously with the closure of the existing hot tub and reconstruction of the third floor deck. You will recall that this work was scheduled for the summer of 2011. With the advent of the July 2011 Naples' ordinance requiring collector tanks for all pools, there will be a rush by pool owners to comply with this regulation. Pool contractors will be in demand, construction costs will escalate and delays will abound. To avoid these problems and take advantage of the continuing slow down in construction work and related cost savings, we will complete a portion of the pool deck renovation in late summer and early fall of this year.

The third floor deck renovation will proceed next summer. While many of you expressed satisfaction with the concept drawings for the third floor deck, a number of owners have asked if structural changes could be made to create a better view of the Gulf by those using this deck. On a preliminary basis, we have been taking a second look at the possibility of increasing the height of sections of the deck by using the structure surrounding the hot tub as a base on which an elevated deck can be constructed. This approach will also result in a savings by reducing demolition costs. No decision will be made until the fall and until cost estimates are better developed.

We continue investigating the oxidation problems experienced by our cast iron pipes that extend vertically from the roof to the lower floors. Each unit has a multiplicity of these pipes running through it. They are used to carry waste, brown water and in some instances function as vents. Based on inspections of the pipes removed from units being remodeled and periodic observations of pipes found to be leaking, the interior walls of these pipes exhibit extensive corrosion and contain flaking and debris. The flakes of rust and debris have on occasion resulted in blockages.

A plumbing contractor will be cleaning the walls of a select number of pipes to allow an analysis of their integrity. This involves snaking a camera into the pipes and videotaping the walls as the camera descends. Previously, we used a camera to survey twelve of the pipes, which revealed extensive flaking and a collection of debris. An engineering firm will analyze the results of this latest effort and recommend potential, remedial measures. We have learned that many mid-rises and high-rises, including some of our neighboring condos, are experiencing the same type of corrosion problems in their cast iron pipes.

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**Politics and Sand:** The Commons W beach has experienced a significant loss of sand. Collier County was going to “renourish” our beaches at the cost of \$1.5 million. This was to include a renourishment of the beach at Doctor's Pass, which is badly eroded. The project was announced with great fanfare and was to begin May 1<sup>st</sup>. Unfortunately, the Collier County Board of Commissioners had second thoughts and has now deferred the project for various reasons including obtaining permits from other bodies politic, assurances that the Commons W will in perpetuity allow the public to use “our” beach and the conclusion of the turtle hatching season. (The temptation to make a political comment is almost overwhelming).

**Comings and Goings:** Since the beginning of the year the following sales have taken place:

PH-4 Lauren and Donald Kruczek  
1703 John and Angelica LaBarbera



We welcome our new neighbors.

Unfortunately, we have suffered the loss of some of our friends, Ann Brandeberry and Manuel Griffith. Our sympathy to their families.

**Gentle Reminders:** Dogs and dog owners once again must be the focus of some “gentle” reminders. Both our Rules & Regulations and Condominium Documents unequivocally address the fact that only owners are accorded a limited privilege of having one, small dog live with the 230 humans who from time-to-time populate the Terraces. Some owners apparently believe that this limited privilege includes dogs of family members, friends, renters and significant others. Additionally, we find that some individuals “sneak” in a dog under the cover of darkness. Simply stated, owners and their spouses are the only people who may have a dog at the Terraces and those dogs must be registered with the Building Manager.

While we are on the subject of dogs, please do not allow your dog to become a nuisance by its barking. Dogs should not be left on the lanais, since barking in that environment will bring multiple complaints. We will advise you if we are getting complaints about your dog and we expect that you will take the necessary steps to rectify these problems. There are other dog-related

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sanitary issues, but those will be addressed individually.

On a different subject, but as another reminder, please have your friends and family members who are using your unit or one of the guest suites register at the front desk on their arrival. We need to know who is enjoying the use of the units in the event of an emergency and for security purposes. You should also be mindful that

owners' and renters guests and family members may use the guest suites only when the owners or renters are in residence.

There is a New Doctor in the House: Congratulations to Ralph Korte on being awarded an honorary doctoral degree from Southern Illinois University - Edwardsville. Ralph gave the commencement address, and provided the Class of 2010 with a road map of his life. He graciously acknowledged the contribution his degree from SIUE made to his very successful business endeavors. We join the SIUE graduates who gave Ralph a standing ovation.

Summer Hopes: May you be healthy, happy and enjoy your summer. In case of any extraordinary event involving or impacting the Terraces, the website [www.terracescondo.com](http://www.terracescondo.com) , will be used to provide you with updates.

John Coleman, President

Lucy D'Amico, Manager of the Terraces