

The  
Tattler  
Fall  
2010

WELCOME BACK  
PARTY  
NOVEMBER 8TH

BOARD  
MEETINGS

2010

OCTOBER

26TH

NOVEMBER

23RD

AND

DECEMBER

14TH

**\*REMINDER\***

**MAINTENANCE  
FEES ARE DUE  
ON OR  
BEFORE  
OCTOBER 1,  
2010!**

# The Terraces Condominium Association, Inc. of Naples

SEPTEMBER 24, 2010

## MESSAGE FROM THE PRESIDENT AND MANAGER

The repair and renovation of the swimming pool and deck are now underway. We have all necessary permits including the permit for the installation of the new hot tub at the pool deck level. Because of the cast iron pipe expense in 2011, we have deferred the slip-proof resurfacing of the lower garage floor, among other planned expenditures. Our present projections are for the pool deck to be completed by early November.

Much of the summer involved painting our building and

upgrading the two passenger elevators. As of next week, both passenger elevators will be operating. A new boiler



has been installed and hooked up to our natural gas line. Three new barbecues are also operated with natural gas. Additional hallway air conditioners and thermostats have been replaced. The garages have new screens. The lawn on the west side has been sodded and

new walk lights installed. Trees have been removed from the pool deck to accommodate the hot tub and provide more deck space for sun lovers. These trees have been replanted in various areas. Finally, new awnings have been installed on the west side of the building.

Personnel changes have also been made. We welcome Mary Terranova, who will be at the front desk on the 8am - 4pm weekday shift.



Mela's part time assistant is Nirka Branchi. You will find both ladies to be pleasant and hard working.

We are awaiting the building permit for the removal of the drain and vent cast iron pipes for the kitchen stack, only, in the '01 units. You will recall that this initial effort is designed to assist in developing our construction plan and cost projections for the ultimate replacement of all cast iron pipes with PVC. Of all the pipes to be replaced, these pipes are the easiest, the tear-up is minimal and the '01 kitchen pipes have posed the most problems - cracks, leaks, methane gas and roaches. While all of us are eager to learn of the projected cost estimates for this very complicated project, we will not be in a position to make a realistic projection for months. Remember that most units are unique due to decorat-

ing and prior renovations. Thus, we have to evaluate costs for all 116 units, three guest suites and the common areas that contain cast iron pipes. Unit 1405 recently sold for \$725,000. A big welcome is extended to our new owner, Jerry Logan.



We regret to inform you that Mrs. Joyce Gerst lost her battle with cancer. Joyce will be missed by all. Our sympathy to the Gerst family.

For those of you interested in renting the guest suites during the season, we urge you to contact Lucy. While reservations continue to be taken, the availability for the peak periods is becoming very limited.

As one of our reminders, please do not park in the upper drive "guest" parking spaces immediately outside the front entrance. They are for use by visitors with a time limitation of three hours. Further, we remind you that at least one staff member is on duty 24-hours a day. The staff is here to serve you for any emergency, lock-out, carpet spills or any other problem for which you may require assistance. Please take advantage of this service and contact the front desk for a response to your needs. The pelicans and car carriers are returning to Naples. These are certain signs that our friends and neighbors will also be joining us within the next month or so. We look forward to your return to the Terraces.

Lucy D'Amico, Manager  
John Coleman, President