

The Admiralty Club

Newsletter September 2023



Nile Francis

The residents of the Admiralty Club lost a good friend on Saturday August 12, 2023. Nile was 85 years old, and he leaves behind his wife, Melena, of 63 years, his children, grandchildren and great grandchildren. We will miss Nile's smile and friendly demeanor. The Admiralty Club will have a tree planted in his name.

Admiralty Condominiums currently listed for sale:

Unit 304. 2BR. 2BA. \$335,000

Unit 212 2BR 2BA \$325,000

Unit 611 2BR 2BA \$335,000

Unit 301 3BR 2BA \$410,000

Unit 614 2BR 2BA. \$385,000

Unit 608 2BR 2Ba. \$300,000

Unit 202 2BR 2BA. \$249,900

(Based on info from the bulletin board and Realtor.com).

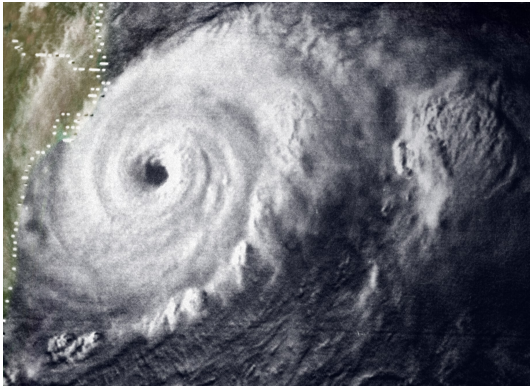


Carport destroyed by wind while it was still under construction:

Sadly, just as our replacement "south carport" was nearing completion it was destroyed yet again. On August 17th we had one of our usual afternoon thunderstorms, a wind gust lifted the structure up and over the wall and into our neighbor's yard. Luckily, no one was injured. Construction was still in progress when this incident occurred.

We are now exploring our options with the contractor, Port Orange Building Department, our attorney and the architect. Board members did meet with the architect about changing the plans with respect to better anchoring the vertical post. If we go with the changes the city will have to review the plans and more materials will have to be ordered.

The board will keep owners informed as we learn our options.



Hurricane Idalia:

Hurricane Idalia spared our area from her wrath. The eye of the storm took a more northerly path than expected. We were lucky enough to just end up with a cloudy blustery day. Thank you to all residents and staff members for moving all furniture inside and securing our building. It was a good drill for future threats, and it is still early in the hurricane season.

Locally:

The Port Orange City Council has approved the conceptual development plan for the Riverwalk area located at Ridgewood Ave and Dunlawton Ave (just over the bridge). The development will include shops, parks, restaurants, apartments and a marina.

If your interested in the development of this location and have a lot of time on your hands, there will be a presentation and public hearing at the City Council's meeting on September 5th.

Reminder:

If you are having your air conditioning unit serviced, please notify the office so that staff can unlock the roof access hatch and monitor the technicians while they are on the roof.

Important Dates:

Labor Day, September 4th, 2023, as we celebrate the American worker.



On Sunday September 3rd at 4:00PM the Admiralty Club will be celebrating Labor Day with a pot luck barbeque. Please see the sign up sheet on the mailroom bulletin board.



Retirement:

Dave, our maintenance mechanic, will be hanging up his tools (at least at the Admiralty) as Dave is retiring. October 6th, 2023 will be his last day. Dave has been a major asset to our community, and he will be missed. When you see Dave make sure to wish him all the best.

After reviewing many resumes, The Board of Directors hired a replacement. Mike Evaniecki will start on September 26, and he will overlap with Dave for a few weeks, so that he can learn the ropes.



Laundry Tips:

There are two lint screens associated with each dryer, the one that is right in the dryer door and a second lint screen out in the hallway where the dryer vent comes out. Often the lint screen in the hallway needs to be cleared as well. The dryer will run and dry more efficiently if you clear both screens. Hopefully, preventing the need to add more quarters to the dryer.

