



Island News



December 2013

****Board of Directors Updates****

• **SOUTH POOL**

A drain has been installed in the SE corner of the south pool deck to eliminate a water ponding problem. Both the concrete entrance steps into the south pool and the entire deck surface will be re-coated in the Spring.

• **PAINTING**

Contracts have been signed to paint the Kauai building next Spring. The foundation walls of Kauai, Lanai and Maui will be repaired and painted in the Spring. If the budget allows, we hope to also paint the Maui building in the Fall of 2014.

• **GUARDBOUSES /**

• **NORTH POOL HOUSE**

Early in 2014 the board plans to have the interior walls of the north pool house and both guardhouses repaired. All three structures will be re-sided with new vinyl siding eliminating the last of the wood shingles on the property, thus reducing future maintenance expenses.

• **CLEANING**

An interim arrangement has been made to have the hallways cleaned monthly during the off-season. A new cleaning contractor will soon be selected for next year's regular cleaning requirements.

• **PLUMBING/WATER LINES**

The water lines on The Island have been turned off. This includes the showers, spigots, water lines to the pools and the docks. The irrigation systems were also winterized.

• **OWNER MEETING ITEMS**

During the September Owner Meeting discussions, several suggestions were offered. The Board reviewed these items and the following decisions were made.

--Unit A-401

A status report with the future use of unit A-401 was requested in this owners meeting. As shared earlier, The Island's Declaration limits the viable future use options for this unit—see unit A-401 insert in this mailing. Given these restrictions, the board will use unit A-401 for storage of pool furniture, pool supplies and maintenance materials.

--Re-grade grass at volleyball area:

The board received a proposal to re-grade and add new sod to the sidewalk area just south of the volleyball court. Consideration of this project will be held until next Spring.

--Life saving hooks and preservers:

The board is investigating the best method to store the life preservers and hooks off the pool deck without damaging the new pool fencing. This will be completed by next pool season.

--Islamorada

Concern was raised the Islamorada townhouses do not show the name anywhere on the structure, only the alpha letter is visible. The board plans to look into this early in 2014.

Also, the sagging under deck panels of the front and rear 2nd floor townhouse balconies has now been removed.



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--HVAC stand height

No change is planned on this item.

--Metal trash cans near charcoal grills:

No action is planned; signs warning not to dump hot coal/ ash have been placed on the dumpsters near the grills.

--July 4th vandalism-extra security

The repairs needed from this past July 4th vandalism totaled less than the cost of extending security coverage. No action is planned at this time.

OWNER ACTION ITEMS

• **CONDO WINTERIZATION**

All owners must take the following precautions to protect your condo unit during the cold winter months.

Please be sure to:

- 1) Turn on your heat and set your thermostat at a minimum of 55 degrees.
- 2) Turn off the water supply to your unit via the main water supply valve located inside your unit.
- 3) Drain water from pipes by opening a spigot in one of the sinks or bathtub.
- 4) Place the arm in the icemaker in the up position to prevent water leakage in the event of a malfunction.
- 5) Flip the circuit breaker for the hot water heater to the off position.
- 6) Turn on the heater inside the storage closet on the outside deck (applies only to second and third floor units in Lanai, Maui and Oahu buildings).

Again this year, the Board authorized heat check inspections of all units to ensure each unit is properly winterized.

One inspection will be done in January, and possibly again in February 2014. In order to complete this effort, OC Real Estate Management must have a working key to your unit.

• **OTHER OWNER REMINDERS**

1. ALL bicycles stored in common area stair tower entryways must be identified with the unit number as belonging to a current owner. Bikes not so identified are subject to be removed.
2. When you replace your outside HVAC unit, the new unit must be elevated on a metal stand, at least 24 inches above the existing concrete pad which must remain in place.
3. Clean your sliding door tracks of any debris to allow water to drain via the drain holes located there.
4. Replace the battery in your smoke detectors. For some owners, check the batteries in your thermostats and carbon monoxide detectors also.
5. Hot water heaters should be replaced after being in-service for 10 years and management should be notified.
6. Clothes dryer vents should be cleaned yearly.
7. Braided washer hoses are required.



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OCEAN CITY NEWS

• WINTERFEST OF LIGHTS

Northside Park is still THE location to see the many illuminated holiday light displays. This year's event continues through January 1, 2014.

With the success from last year, there will again be a Fireworks display at Northside Park on New Year's Eve starting at midnight.

• EMAIL CONTACTS:

If you have an email address please make sure to provide your email address to Barbara Taylor/OCREM so the owner contact files can be updated for future use.

• IHH WEBSITE

www.islandathiddenharbour.com

The Island website contains current information for your reference. Monthly board meetings minutes, annual owners meeting minutes and other useful contact information and forms can be found on our website.

WE WISH YOU AND YOUR FAMILIES A SAFE AND HAPPY HOLIDAY SEASON.

From the Board of Directors

Lou, Tom, Carol Ann, Marie, Mark, Wayne and Charlie.

