



Island News



February 2009

****BOARD OF DIRECTOR**
UPDATES**

---WI-FI –IT’S HERE

Acting on owner suggestions from prior annual owner meetings, the Board of Directors signed a two year contract with City-Media Group LLC to install Wi-Fi (Wireless Internet) service on The Island. All indications are this will be a win-win for our owners and their guests. There is no cost to the association to install the service—win. The association will be rebated 10% of the billing on the network—win.

This new Wi-Fi service provides another Internet option for you. There is no minimum number of owners who must sign up. Use of the system is strictly voluntary. A brochure is included with this newsletter explaining how to sign-up for an account and connect to the Wi-Fi network. Payment is made via a secure payment gateway using a credit card. The network will support Internet Explorer, Safari and Firefox browsers. The Wi-Fi service provides network speeds of 7Mbit download/ 1Mbit upload. The system provides full roaming so you can connect from your condo, the pool, anywhere on the property. **City-Media Group LLC** also provides a 24/7 support line to help with computer set-up and answer questions; their number (443-854-3866) is also listed on the brochure.

If you chose to use our Wi-Fi service, you should find it a cost savings versus a dedicated Internet cable provider. For

owners who rent their units, this service allows you to provide Internet capability only to those renters want it. They will sign up themselves for whatever time period they chose with no cost to you. Refrigerator magnets with instructions are available to alert your guest and to explain the sign-on process. If you need a magnet, please contact OCREM.

The 2009 rates are:

1 day pass	\$7.90
2 day pass	\$13.90
3 day pass	\$19.90
1 week	\$34.90
1 month	\$49.90
2 months	\$69.90
6 months	\$99.40
---equates to	\$16.57/month
12 months	\$154.80
---equates to	\$12.90/month

The name of our Wi-Fi network is **“Hidden Harbour Public Internet”**.

The service is up and running now.

---IHH WEBSITE – ALL NEW

The board engaged a professional design company to design and develop a totally new website for our association. Rollout of our new website will occur any day now so check back often. The website address remains:

www.islandathiddenharbour.com

On the new **Home** page, we’ll provide blog entries to give you quick updates on Island happenings. New (and old) meeting minutes, newsletters and other condo documents will be stored on the site accessible from the links on the right side of this page.



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The **Photo** section provides us a place to showcase our property. Over time we envision several photo albums will be stored there. Semi-professional pictures are planned to highlight our amenities; these will be taken as weather and project conditions allow. We'd also like to have a gallery of pictures of The Island as it was being built. If anyone has pictures showing The Island "growing up", we'd appreciate you sharing them with us.

The **Resources** section will store reference material for your use. This includes By-Laws, Rules and Regulations, etc.

A **Classifieds** section will allow you to submit an entry describing the sale or rental of a unit and/or boat slip.

Lastly, we will have a **Contacts** section which will provide a quick reference section for how to reach companies and organizations of interest to you.

Finally, the Board of Directors wishes to express our gratitude to Marlin Newell for his support of the current Island at Hidden Harbour website. His support even continued for 2 years after work commitments prevented him from staying on the board.

---RECENT WEATHER IMPACTS

As we all know, the weather changes quickly in Ocean City. This winter season we've seen wild swings in temperature--70 degrees late in December changed quickly down to well below freezing in early January as well as exceptionally high winds. The Island has been impacted by these weather events.

--Recycle bins:

The two recycle bins normally located near the Cayman building blew "out to sea" during the new years wind storm. One has been spotted and is being recovered; the other one has yet to be located. The board is working with OCREM and OC Sanitation department to investigate options to better control these recycle bins. We are also considering moving them to different locations on The Island.

--Cayman awning

We suspect another impact from the exceptionally strong wind storm to be the 3rd floor awning on the south end of the Cayman building. The awning itself did not tear but the supporting frame structure bent, shifted and pulled away from the building. It has been temporarily re-connected and a permanent repair plan is being developed.

--Heat pumps

Later in January, we observed quite a few owners' heat pump units freezing up. Owners were notified to take whatever action necessary to assure their unit had heat (and to prevent interior water pipes from freezing). Again we remind you to identify your exterior heat pump unit so we know who to alert. There are two places you can/should mark them with your unit numbers--on the unit itself and on the circuit box connecting them to your unit. Please note--some of the units that froze this time were newer ones and sadly many were not properly labeled. It appears no one is immune.



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---UPDATE OWNER CONTACTS:

We maintain owner contact information solely for management company use in situations such as the heat pump concerns noted above. We learned during this past months heat pump efforts, our records are not 100% up to date, especially cell phone numbers. Please complete the included contact form and return to OCREM at your earliest opportunity.

--PAINTING

Contracts have been signed to paint the Bermuda and Cayman buildings this spring. We expect to start power washing both buildings exterior early in March, as soon as it is safe for us to turn the water back on to the property. Both buildings will also be inspected for any bad/rotten wood which will be repaired ahead of the paint work. These are the last major structures to be painted on The Island.

---CARPETING

A contract has also been signed to re-carpet the Cayman building in the spring with the deep blue carpet material. The old carpet will be removed and the deck boards inspected. If any repairs are needed, those will be done and then the wood walkways and deck boards will be coated. This coating is only designed to preserve the wood boards; it is not designed to, nor does it, make the decks water tight.

The carpet work will coincide with the painting of this building. Once the carpet preparation work is complete, the painters will take over. Then the new

carpet will be laid. During this time, activity will exist on both the Bermuda and Cayman buildings. All work is to be finished by the end of May, weather permitting,

---TENNIS COURT

The final surface coat of the tennis court will be applied in the spring, as soon as the necessary weather conditions exist.

Author; Carol Ann Bianco, Secretary