Island News

May 2012

Board of Directors Updates

POOL NOTES:

- **POOL RENOVATIONS**:

Both new pool fences are finished. As required by the Health Department, the new fences are 6' high all around including the gates installed last year.

The south pool deck coating work was not finished by Memorial Day. The MD Health Dept. inspector not doing timely approvals of the installation work caused this delay. The south pool deck coating is expected to be finished the following week, weather permitting.

After the south pool deck coating work is finished, the foundation walls on both pools will be coated with an acrylic waterproof application. This work will not interfere with your use of the pools.

Finally, all new light fixtures are being installed around the pool fence area. The new fixtures are energy efficient fluorescents that have a brighter wattage, thus requiring fewer fixtures.

- **POOL USE/SEASON**

You do not need a key to exit the pool area. The gates are self-closing to comply with **Health Dept. regulations that require pool gates be kept closed and locked at all times.** As always, when you leave the pool area, please lower the umbrellas to prevent damage, especially in the event of a storm

This year the south pool will close after Labor Day while the **north** pool will remain open through September 30.

SPRING PROJECT UPDATES:

- **BUILDING REPAIRS**:

Both Lanai stair towers have been repaired. Also the rear wall of Kauai has been repaired. At this time, all known major building repair work is finished.

- **CAYMAN AWNING**

The 3rd floor awnings were replaced on the front of the Cayman building, including new support frames. Both entrance canopies were also replaced.

- **BOARDWALK REPAIRS**

Another 100+ deck boards will soon be replaced on the boardwalk.

- **LANDSCAPE PROJECTS**

The landscape committee now has a professional landscape design plan for each building on The Island. This Spring, using those design plans and the landscaper's recommendation for the planting location, the areas in front of Dominica were replanted. After removing three trees that were leaning, new garden beds were planted with a variety of shrubs and flowering plants.

To continue the visual flow at the south end of the property, the East side of the Hawaii building was also landscaped. A mixture of shrubs and flowering plants were also placed in this area along with new sod to clean up some areas.

After Memorial Day, the container pots on the Islamorada boardwalk area will be replanted with dwarf Crape Myrtles and dwarf Alberta Spruce bushes.

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- **MAILBOX**

Two small mailbox units for the Cayman owner units were replaced with one larger cluster box unit. Going forward, as more small mailbox units rust out, whenever possible the board hopes to replace them with larger capacity ones to decrease the footprint on the property.

- **CHARCOAL GRILLS**

Owners are reminded that the Town of Ocean City does **NOT** allow grills or other outdoor cooking equipment to be used within 20' of a multi-family or townhouse structure. The Island has several outdoor charcoal barbeque grills placed in the common areas for your use. Two new/additional grills were just added at the south end of the property.

- **OWNER DIRECTORY**

As requested, a revised Island Owner Directory is included in this mailing. The owner contact information contained in this directory is for the private use of The Island owners only; no commercial use of this information is allowed.

- **IMPORTANT REMINDERS**

Please review the Important Reminders to all Owners document that is included in this mailing.

- **MARK YOUR CALENDAR**

The 2012 Annual Owner Meeting will be held on Saturday, September 22nd starting at 9am. We will again hold this meeting at the OC Recreation Complex down the road on 125th St.

- **IHH WEBSITE**

Our website contains current information for your reference. Board meeting minutes, annual owner meeting minutes and other useful contact information, reference documents and handy forms can be found on our website. www.islandathiddenharbour.com

- **OC Real Estate Management**

If you observe any problems on The Island property, please contact OC Real Estate Management at 410-524-5781 or via email: oc-rem@oc-rem.com

Their normal business hours are 8am to 4pm Monday through Friday. From Memorial Day to Labor Day, the office is also open on Saturday from 8a to 4pm.

Year round, if there is an out of hour emergency, call their main office number. You will hear the contact number directing you to their answering service for an emergency dispatch.

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