



Island News



March 2008

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

The IHH Board of Directors would like to update you on the decisions we made over the past several months. You will see most of these results during the next 3 months---March, April and May.

- **AWNINGS**

The torn and/or damaged awnings on the **Dominica** and **Hawaii** buildings will be taken down early in March. We expect the new replacement awnings to be back in place by the end of April.

- **PAINTING**

Power washing, prep and painting will begin in early March on the **Aruba**, **Dominica** and **Islamorada** buildings.

Additionally, the mailboxes, gas and electric meter boxes on the sides of the buildings will be painted.

The above painting work is expected to be completed by Memorial Day.

- **STAIR TOWERS**

Repairs to the **Hawaii** building stair towers will start early in March. While there is severe damage on the west stair tower, we hope once repair work starts, it can be completed quickly. Then the east stair tower in Hawaii will be examined and repaired if needed.

We are working to complete the repairs on the already exposed stair towers in the **Cayman** and **Oahu** buildings next. The target is to complete these repairs no later than Memorial Day.

If we determine additional stair towers need attention, we will devise a future plan based on severity, time frame and cost factors. More will follow on this.

- **DUMPSTER PADS**

We anticipate work will begin shortly to replace the cracked sections of all the concrete dumpster pads. Once this work is finished, we will order recycle bins to comply with the Ocean City recycling program.

Plans are underway to repair and/or replace the sidewalk between the Bermuda and Cayman buildings. This will also correct a known sinkhole.

- **PLUMBING/WATER LINES**

As part of the winterization effort completed last fall, identification of damaged or broken hydrants, shut off valves, exterior showerheads and spigot fixtures was completed. By the Sea Plumbing completed the repair of these items early in March.

Additionally, it is planned to turn on the outside water lines and dock water by the end of March.

- **POOL REPAIR (South pool)**

The crack in the bottom of the south pool will be repaired early in May. The skimmers and equalizers will also be removed and replaced. This pool will then be totally re-plastered. All work is expected to be finished in time for opening the pools Memorial Day weekend.



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- **LANDSCAPING**

Two landscaping clean-up projects were completed over the winter months to remove overgrown and damaged shrubs and trees on the Island.

Our goal now is to establish a master landscaping plan for the Island property. We will then work this plan to replace, add and enhance the plantings on the Island over the next several years.

We do expect to start the replacement planting effort in some areas later in the spring as weather conditions permit.

Once the outside water is back on we plan to solicit bids for maintenance of the water sprinkler system on the Island. This will identify where the pipes and sprinkler heads are located and/or in need of repair.

**** Reserve Fund Update ****

Monthly deposits into the Reserve Fund were restored at the end of 2007. While we are now re-building that account balance, we are at the same time, incurring new expenses against the Reserve Fund. These expenses include the pool repair, the stair tower repairs, the awning and the dumpster pad replacements.

**** 2008 Vendor status ****

Bids were solicited and reviewed to determine which vendors will handle the daily needs of the Island, especially during the main summer season. These include property cleaning, daily pool maintenance, lawn cutting and lighting.

*******Owner Items*******

- **Hot Water tank replacements**
Reminder to all owners in **Aruba, Bermuda, Cayman, Dominica, Hawaii, Kauai** and now this year-**Oahu**: hot water tanks must be replaced after 10 years. The question is not if a hot water tank will fail but rather when. Please take the necessary steps to replace yours to prevent water damage to your neighbors and your own unit.

- **Washing machine hoses**
Reminder: All owners should have replaced the rubber washing machine hoses by now with the steel braided type.

- **Carbon Monoxide Detectors**
Reminder to all owners in the **Dominica, Hawaii, Kauai, Lanai, Maui** and **Oahu** buildings: you need to install a CO detector in your unit due to the presence of gas fireplaces in these buildings. This is a requirement of the Ocean City Fire Marshal. A blank compliance form was provided for your use in an earlier mailing along with the Annual Owner Meeting Minutes. This form must be submitted to the OC Fire Marshal when you complete this task.

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- **Route 50 bridge repair—**
The major RT 50 bridge repair did complete on time in February. However, starting March 4, just one lane in each direction will be open to traffic while workers mill the surface of the bridge and apply a protective sealant coating.

*From The Board of Directors
(Wayne, Lou, Mark, Carol Ann, Marie,
Steve and John)*