



# Island News



March 2010

## **\*\*Board of Directors Updates\*\***

### • **MARK YOUR CALENDAR**

The 2010 Annual Owner Meeting will be held on Saturday, September 25<sup>th</sup> starting at 9am. We will again hold this meeting at the OC Recreation Complex down the road on 125<sup>th</sup> St.

### • **WINTER ISSUES**

Snow played a big part in everyone's life this winter. In addition to covering the parking lot, sidewalk and stairs, the blowing winds piled snow on/around many of the heat pump units especially at Hawaii. Each affected condo unit was re-checked to confirm their interior temperature was within our guidelines and each owner was contacted.

Other storm damage included a section of the recycle bin enclosure that broke off, a few roof shingles blew off and a downspout on Cayman tore off. All these problems have been repaired.

### • **2010 CONTRACTS**

In spite of the snow and through the magic of email, the board negotiated and finalized all critical service contracts for The Island for 2010. These include:

1. Pool maintenance – we are again using 1<sup>st</sup> Choice Pools to open/close and provide daily service for both pools. The pools will be open from May 29 to September 6, 2010.
2. Cleaning service – we are again using OC Shore Clean for cleaning and vacuuming of our buildings. Note: we did cut back the number of days this service will be performed this year.

3. Light maintenance – we continue to have Joe Giannotta inspect all lights on a regular schedule. Note: we did cut back the off-season inspections to once a month. Light bulbs are replaced based on his inspections or when reported by an owner to OCREM.
4. Lawn maintenance – we changed vendors for this year and will now be using D.M Taylor.
5. Irrigation system – we also engaged D. M Taylor to handle system start up/shut down, monthly maintenance inspections and repairs to the sprinklers.
6. July 4<sup>th</sup> security guard service has again been contracted to keep our parking lot available to only owners and their guests that day.

### • **STAIR TOWER ISSUES:**

Much time and money has already been spent on needed repairs to several stair towers. Sadly, it appears this effort may need to be restarted in the Fall to address additional stair towers in other buildings that now show similar problems. The board will develop a plan to address those buildings over the coming months.

**Hawaii:** The exterior repairs to the east tower are finished

**Dominica:** The interior of all three stair towers has been re-clad with vinyl siding. All exterior tower rot and water damage has been repaired. This damage was found on all three towers-north, center and south/west.



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- **DOMINICA CARPET**

Each owner in Dominica received a memo advising them of the planned activities related to the installation of new carpet on this building. Work will start at the end of March to remove the old carpet material. Then all the wood decking will be inspected and repaired as needed. A wood preservative coating will be applied and then the new carpet will be installed. This is the only major project work expected before the summer season starts on Memorial Day.

- **OWNER CONTACT LISTS**

We thank all owners who returned their contact sheets. With more than 55% of the owners participating, we will compile an owner contact directory. We anticipate the directory will be ready for distribution in May so you still have time to send in your contact sheet if you want to be included in this handy owner reference. Another copy of the form is included in this mailing if you need it.

- **2010 POOL PARTY???**

It was suggested we re-start an old tradition in 2010—an owner party to meet and greet your neighbors. Please see the flyer in this package for tentative detail and if you haven't already done so, please return your form to OCREM with your comments.

- **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](http://www.islandathiddenharbour.com)

## **\*\*\*OCEAN CITY NEWS\*\*\***

- **BULK TRASH PICK-UP—  
FREE WEEKEND**

As you know, Ocean City offers a Bulk Trash Pick-up service for old appliances, water heaters and furniture. They have scheduled a FREE weekend on April 17-18 (only). Just put your items out near The Island dumpsters and they will be picked up this time at no charge.

Remember, any other time except this special weekend, you need to call them (410-524-0318) to schedule a pick-up and arrange for billing of this service--\$15 for the first 1-3 items and \$5 for each additional item.

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