



# ISLAND VILLAGE NEWS

## OCTOBER 2013

### BOARD of ADMINISTRATION

Mary Hoehn	President	A206
Donn Bruse	Vice President	C128
Jacque Allen	Secretary/Treasurer	F248
Mary Touris	Director	E135

**ONSITE OFFICE PHONE: 452-4124**

### MANAGEMENT / FINANCIALS

Kathy Watts

Dragon Property Management  
Community Association Management  
PO Box 542876

Merritt Island, FL 32954-2876

\*\*Office: 321-338-2588 Fax: 321-338-2588

E-Mail: [office@dragonpm.com](mailto:office@dragonpm.com)  
[www.dragonpm.com](http://www.dragonpm.com)

### INFORMATIONAL WEBSITE

Dragon Property Management provides a web page for Island Village on its website:

[www.dragonpm.com](http://www.dragonpm.com)

On the Island Village page, you have available

- minutes of past meetings
- photos
- past newsletters
- notices

### RECREATION ROOM

The Recreation Room is available for your personal use; there is a \$10.00 fee. To schedule, call Jacque Allen 453-7847 to check the availability of the date, fill out the form (on the bookcase in the Recreation Room), deposit check/money with form in the office door slot. Easy!

### REMINDERS

Dogs are not allowed on the association property at any time!



### POOL USE

It seems like summer, with the pool water becoming usable. It is great to see so many using our pool. HOWEVER, we do have POOL RULES FOR EVERYONE to observe.

**We have an UNSUPERVISED POOL.**

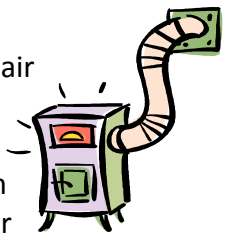
**YOU ARE THE LIFEGUARD FOR YOU VISITORS!**

Supervision, is the first and most crucial layer of protection, this means someone is always actively watching when a child is in the pool or around the lake.

This is just to remind all residents that per Brevard County rule #64E-9-.006(2)(c), pool hours are Dawn to Dusk.

### SAVE MONEY-VACANT UNITS

It is imperative that the air conditioning be kept on even though a unit is not occupied in order to prevent mold from establishing a foothold. Any owner refusing to do so will be held responsible for any damage, not only to their own unit, but to those units around them. Damage to your unit can be extremely costly as well. **NOTICE: IT IS YOUR RESPONSIBILITY TO HAVE SOMEONE INSPECT YOUR UNIT PERIODICALLY. THE ASSOCIATION IS NOT RESPONSIBLE TO DO IT FOR YOU.**



### EMERGENCY VS NON-EMERGENCY:

Call our property management company, Dragon Property at 338-2588, the onsite office phone at 452-4124 or leave a maintenance form on the maintenance room door for non-emergency issues. If it is a 'true emergency' and cannot wait until the

next business day, which is Monday thru Friday - 9am to 4pm, then a Board member or Management should be called. If your issue is inside your unit, for example: AC unit dripping clogged toilet, shower leaking, water heater.....it is YOUR responsibility to call a plumber or the appropriate vendor. It is NOT the Board or Management's responsibility to inspect and call a vendor for you.

### **ACTION REQUEST FORMS**

Action Request forms can be found clipped to the maintenance room door. Once the form is completed, you can either leave it at the office or send it (by mail, scan or fax) to management.

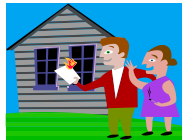


### **WATER USAGE:**

The costs for water/sewer are included in your monthly assessment. Please be aware that the water is for the resident's use only.

### **TENANTS**

It is a requirement of the Association that we are made aware of new tenants before they move in. A "Renter Profile" may be obtained on the website or management will be happy to send you a copy. PLEASE help management and neighbors know who is living in your unit. Owners, there is a three (3) month minimum.



### **KEYS**

Per your Governing Documents, all owners are required to give a copy of their unit key to the association to be used in case of an emergency. If access is required in an emergency, the fire department has been known to **BREAK DOWN THE DOOR!** Locking yourself out of your unit is not considered an emergency.



### **SELLING/RENTING YOUR UNIT?**

If you are thinking of selling your unit there are several things to bear in mind. We are STILL a 55-and-older community. This means, there has to be at least ONE (1) resident that is 55 years of age in the unit. All other residents MUST be at least

eighteen (18) years of age. Selling or renting your unit, you must inform the Realtor or prospective occupant of this fact prior to signing a contract or lease. Occupant profile and age verification forms need to be completed, also. Our manage Kathy has volunteered to keep a listing of the units for sale and for rent. The list will be posted on the rec room door. Anyone with information is to contact management at the email address at [office@dragonpm.com](mailto:office@dragonpm.com).

### **CAR TALK**

**Parking** Assigned parking spaces is part of the "limited common element". It is yours to use. However, the Unassigned spaced are available to visitors and owners with two vehicles. Please use them with consideration for others by not monopolizing them.

**Caution-** When parking, do not let the front end of the car extend over the curb. The walkways need to be clear of obstruction for safety reasons.

**Speed- Please** observe the stop sign as you enter our complex, and **speed limit is 10 MPH**

**Brown House-** All vehicles parked in the Brown House lot need to have a current tag and be in road-ready condition.

### **BALCONIES/PATIOS**

These are not considered rooms added to your unit, you can enclose them with vinyl windows with prior permission, that are consistent style of the condominium for protection from the elements, use porch furniture, have plants and flowers. In other words, it is not a bedroom, an extra place to put an appliance or TV.

### **STORAGE AREA**

The association will not be responsible for any items stored in the fenced storage area and in the building. All items in the building must be stored in waterproof containers and/or wrapped and labeled with who it belongs to. If they are not stored properly, they will be disposed of.