



ISLAND VILLAGE NEWS

MAY 2013

BOARD of ADMINISTRATION

Mary Hoehn	President	A206
Bud Amsen	Vice President	A205
Jacquie 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
www.dragonpm.com

YOU WANT IVCA MINUTES

GO TO THE WEBSITE

NO WAITING, WONDERING ABOUT WHAT IS
GOING ON

MINUTES ARE POSTED WITHIN TWO WEEKS
AFTER EACH MEETING

INFORMATIONAL WEBSITE

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

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 Jacquie 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.

The First Layer of Safety around the water is:

SUPERVISION

Children are to be supervised constantly; it only takes a moment for a drowning to occur. We not only have a Swimming Pool but we have a Lake. Summer is the time when your family comes to visit, what a wonderful time. Water can be a Killer!

Drowning can be a silent catastrophe, one that can happen in the few seconds you take to answer a phone call or run inside for a towel, or a rest room break. Last year, 71% of all drowning's occurred in UNSUPERVISED POOLS.

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.

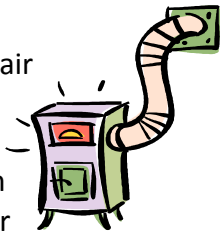
This is just to remind all residents that per Brevard County rule #64E-9-.006(2)(c), pool hours are Dawn to Dusk.

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.

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.



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.

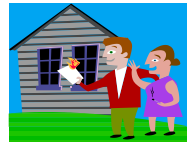


WATER USAGE:

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.



GUESTS/RESIDENTS

Do you know the definition of a guest? A guest is a person who has a **residence elsewhere** and is here visiting! As a courtesy, let the board know who will be using our amenities. **HOWEVER**, if that person "moves in here", he/she becomes a resident and we NEED to know he/she is on the property by filling out a resident profile. No one under 18 years of age is allowed to reside in any unit even though there is a person over 55 on the lease.

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. Mitzie Rose 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 Mitzie at 321-452-7899.



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.

LIMITED COMMON ELEMENTS

The area outside your front door is a Limited Common Element and the Association has allowed owners the opportunity to customize the area.

Many areas have not been maintained appropriately and the Association will make these common areas uniform and take responsibility for its care. The Association will determine what plants are used.

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.

Hurricane Categories

Category 1:	Winds of 74 – 95 mph
Category 2:	Winds of 94 – 110 mph
Category 3:	Winds of 111 – 130 mph
Category 4:	Winds of 131 – 155 mph

HURRICANE PREPAREDNESS:

Here are some helpful tips in being prepared for the next hurricane season.



Include a 3 to 7 day supply of the following items:

- ✓ Batteries
- ✓ Battery operated radio
- ✓ Bleach (without lemon or additives)
- ✓ Butane lighters and/or matches
- ✓ Camera & film
- ✓ Cleaning & sanitizing supplies
- ✓ Eating utensils (disposable)
- ✓ Extension cords
- ✓ Fire extinguisher
- ✓ First-aid kit
- ✓ Flashlights
- ✓ Fuel for car
- ✓ Prescriptions
- ✓ Manual can-opener
- ✓ Non-perishable canned or packaged foods & beverages
- ✓ Plastic trash bags & Tarps
- ✓ Toiletries: toilet paper & personal hygiene items
- ✓ Water (7 gallons per person)
- ✓ Pack up important documents & papers in waterproof bags

Prepare your home for the storm:

1. Develop a complete plan of action with the entire family. This should include evacuation, procedures and preparation tips for both inside and outside the house.
2. Have a back-up plan if key person is not available.
3. Get cash from ATM / bank.
4. Determine evacuation routes.

Useful Numbers

Brevard County Emergency Management

321-637-6670

Information Line During Disasters ONLY

321-637-6674 or 211

Web Site: www.embrevard.com