



ISLAND VILLAGE NEWS

MAY 2017

BOARD of ADMINISTRATION

Mary Hoehn	President	A206
Dennis Tishken	Vice President	D129
Mary Touris	Secretary	E135
Jim Thomas	Treasurer	C122
Jim Pritsch	Director	B210

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: 321-574-4155
 E-Mail: office@dragonpm.com
www.dragonpm.com
 Business Hours: Mon-Thurs 9am-5pm
 Friday 9am-12pm

EMERGENCY VS NON-EMERGENCY:

Call our property management company, Dragon Property at 338-2588 or contact Jim Thomas or Dennis Tishken for non-emergency maintenance issues. If it is a **'true emergency'** and cannot wait until the next business day, 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.

REMINDERS


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



INFORMATIONAL WEBSITE

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

CERTIFICATE OF INSURANCE

If you or your mortgage holder needs a Certificate of Insurance, contact  **Ranew Insurance Agency at 321-722-2338** and follow the directions given. A Certificate of Insurance will be faxed to:

www.dragonpm.com

On the Island Village page, you have available

- minutes of past meetings
- photos
- past newsletters

OWNER REPRESENTATIVE:

Roseann Simcox from unit F248 has volunteered to be the Owner Representative starting in September. Please call Roseann at 856-469-1497 with concerns and she will present any owner concerns to the Board.

RECREATION ROOM

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

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.

AC INSTALLATIONS:

It is imperative that you notify a Board member or management when you're having a new AC unit installed so the roof can be inspected afterwards for any damage.

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 pool fenced area closes at dusk.

We have an UNSUPERVISED POOL.

YOU ARE THE LIFEGUARD FOR YOU VISITORS!

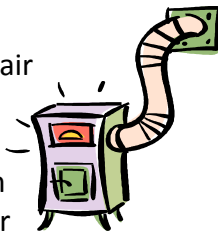
Supervision, is the first and most crucial layer of protection, this means someone is always actively watching when a child is in the pool or around the lake.

RESIDENT PHONE LIST

If you do NOT wish your phone number listed, please contact management and it will be removed from the owner's list but will stay on the listing given to Board members.

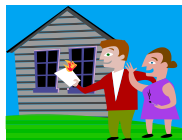
SAVE MONEY-VACANT UNITS

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. PLEASE ADD A MIXTURE OF WATER AND VINEGAR (OR BLEACH) TO THE DRAIN LINE MONTHLY.**



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.

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.



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. Long bed trucks, vans and over-sized vehicles should be parked parallel in the front parking area.

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**

NEW FENCING

It has been reported that some residents have been backing into the fencing and at one section have actually snapped the pole which holds the fencing up. We've been replacing the old fencing so any resident that damages the fencing by backing into it will be charged for any damage/repairs to the fencing.

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. **No mattresses are to be stored in the “brown house”.** All vehicles must be registered. Contact a Board member or Management for the registration form or download one from the website. **Any vehicle/trailer/RV, etc not registered with the association will be towed from the property and the owner will be responsible for any fees from the towing company.**

PLUMBING

Even though the common pipes are the associations responsibility to repair, if an owner allows items such as grease, refurbishing items to be cleaned, paper towels, wipes, kitty litter, etc to be put in either kitchen and/or bathroom pipes then the owner is negligent and is responsible for the repair even if the clog settles in the common pipe. In order to keeps the monthly fees reasonable, the owners/renters/guests must take responsibility for keeping items out of the drains. Also, please do not use over the counter drain cleaning products as they usually contain an acid and will damage the pipes. Your cooperation is greatly appreciated with this.



PATIO SCREENS

It is the responsibility of the unit owner to replace ripped or worn screens. If you need assistance, please call management for numbers of those who can replace the patio screens for you.

WATER HEATERS

Water heaters - water heater must be inspected and replaced if old. If there is a leak due to an old water heater, the owner will be negligent and responsible for any and all damage incurred.



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:

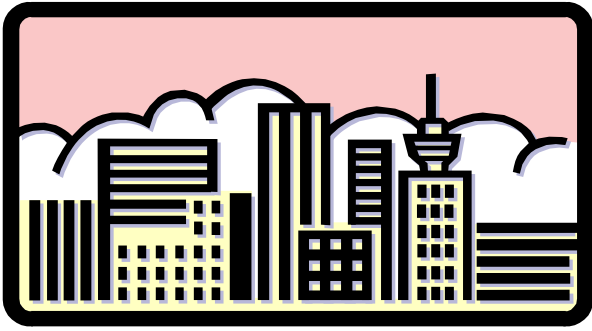
1. Develop a complete plan of action with the entire family. This should include evacuation, procedures and preparation tips for both inside and outside the house.
2. Have a back-up plan if key person is not available.
3. Get cash from ATM / bank.
4. Determine evacuation routes.

Useful Numbers

Brevard County Emergency Management
321-637-6670

Information Line During Disasters ONLY
321-637-6674 or 211

Web Site: www.embrevard.com



ISLAND VILLAGE RESIDENTS

STORAGE NOTICE

IF YOU HAVE ANYTHING STORED IN THE “BROWN HOUSE”
OR THE FENCED AREA, YOU HAVE

14 DAYS FROM DELIVERY OF THIS NOTICE

TO COMPLY WITH THE RULES FOR THE ASSOCIATION OR
THE ITEMS WILL BE DISPOSED OF.

THE FOLLOWING RULES APPLY:

- NO MATTRESSES ARE TO BE STORED
- ALL ITEMS MUST BE IN PLASTIC CONTAINERS &
MARKED WITH THE UNIT NUMBER AND THE DATE
STORED
- ALL TRAILERS/VEHICLES MUST BE REGISTERED

THE BOARD & MANAGEMENT