



# ISLAND VILLAGE NEWS

## MARCH 2019

### BOARD of ADMINISTRATION

Jim Thomas	President	C122
Dennis Tishken	Vice President	D129
Ronda Rogers	Secretary	E236
Mary Touris	Treasurer	E135
Roseann Simcox	Director	F248

Ruth Thomas          Recording Secretary

### 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](mailto:office@dragonpm.com)

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

On the Island Village page, you have available

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

### DATES FOR IVCA BOARD MEETINGS

Board meetings are normally scheduled for the 3<sup>rd</sup> Tuesday of the month at 3pm except during the summer months.



### 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:



### SOCIAL EVENTS (subject to change)

**The 2019 gatherings are as follows:**

\*January 26<sup>th</sup> : "Regift" party 5 PM

\*March 16<sup>th</sup> : Saint Patrick's get together 5 PM  
Corned beef & cabbage will be served including desert \$5.00

\*July 6<sup>th</sup> : Hawaiian luau, 5 PM

\*October 12<sup>th</sup> : October Fest, 5 PM , German food and desert served, to be determined \$5.00

\*December 14<sup>th</sup> : 2019 Christmas dinner, 5 PM.

### 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.

## **OWNER-RENTER UPDATE FORMS**

New update forms will be included in the next mass mailing, which will be the "30 day Annual Meeting" notice in early November for the annual meeting scheduled for December 4th. It's vital that we have correct information for the files. Even if you think you've sent one in or feel "nothing has changed" we're still requesting you send in the Owner form and if you are renting your unit, we need their information also. This is for your safety also in case there's an issue that we need to contact you about. You may return it by snail mail, fax it at 321-574-4155 or scan & email it to management, leave it in the mail slot in the clubhouse or give it to any Board member.

## **MAINTENANCE PERSONNEL DUTIES:**

Keith is a contractor and has specific duties for the complex. He is not to be utilized to set up the clubhouse for private or community parties unless the specifically requested by the Board President. Any work in the owner's unit is to be done on Keith's own time and payment should be discussed with him after hours.

## **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), and deposit check/money with form in the office door slot. Easy!

## **NOTICE – PROPER BEHAVIOR:**

Being treated with courtesy goes both ways. The police will be called if anyone, whether an owner, renter or vendor, that verbally threatens or gets aggressive with maintenance, the Board or management. This kind of behavior will not be tolerated.

## **POOL USE**

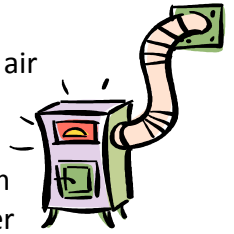
It seems like summer, with the pool water becoming usable. It is great to see so many using our pool. HOWEVER, we do have POOL RULES FOR EVERYONE to observe. The pool fenced area closes at dusk.

## **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.

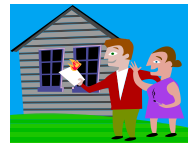
## **SAVE MONEY-VACANT UNITS**

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.



## **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.



\*\*\*"For sale" signs are not allowed in car windows.  
\*\*If you have more than 2 vehicles, 1 of the vehicles needs to be parked in either the area east of Building E or on the east side of the property (at the entrance). Some buildings have limited unassigned parking and should not be monopolized.

**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**

### 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.

### 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 AND the date it was placed in there. 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 and with a current license will be towed from the property and the owner will be responsible for any fees from the towing company.**

**\*\*ANY ITEM NOT STORED PER INSTRUCTIONS WILL BE ABANDONED AND SUBJECT TO DISPOSAL.**

### PLUMBING

Even though the common pipes are the association's 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 keep 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.

### 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. Many residents leave a key with a neighbor just for that purpose.



### PATIO SCREENS

It is the responsibility of the unit owner to replace ripped or worn screens. If you need assistance, one company to call is Brevard Screening LLC at 321-591-5219 or whomever you wish for the rescreening.

### RESIDENT PHONE LIST

Resident phone lists will be updated quarterly and available to all residents. 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.

### DEBRIS IN DUMPSTERS:

This is just a reminder that some residents renovating their units are still placing carpet, padding, cabinets, doors and appliances in or near the dumpsters. Waste Management is willing to pick up large items and appliances if you CALL for PICK-UP (723-4455), but because this is a condominium, they will NOT pick up cabinets or carpets that are placed in or near the dumpster without charging the Association \$100. If the Association is charged, the expenditure will be forwarded to the offending unit owner. **Please have your renovation debris removed by your contractor or take it to the dump yourself!**

### SPRINKLERS

Residents are reminded NOT to adjust, move or change any of the sprinkler heads as it can cause issues with the system. If you have a problem,

contact a Board member or management. Any expenditures caused by a resident will be charged to their unit.

### **RENTERS – AMENITIES**

Just to clarify an issue: if a unit is rented, that renter is absolutely entitled to utilize any and all amenities in the complex whether it's the pool, clubhouse, shuffleboard court, putting green, pool table or tennis court. When a unit is rented, the "owner" cannot utilize the facilities except as a guest of a present resident and must be in their presence. Whoever is telling renters they have no rights to the amenities must stop immediately!

### **RECIPE**

#### **Bacon-Cheese Pull-Aparts**

Every bite of this pull-apart is filled with the breakfast flavors of bacon, egg and Cheddar cheese.



Prep Time: 15 min; Start to Finish: 45 min  
Makes: 8 servings Nutrition Information

#### Ingredients:

1 egg  
2 tablespoons milk  
1 (16.3-oz.) can Pillsbury Grands! Flaky Layers Refrigerated Original Biscuits  
1 (2.1-oz.) pkg. precooked bacon, cut into 1/2-inch pieces  
3 oz. (3/4 cup) shredded Cheddar cheese  
1/4 cup finely chopped green onions (4 medium)

#### Directions:

Heat oven to 350F. Spray 11x7- or 12x8-inch (2-quart) glass baking dish with cooking spray. In large bowl, beat egg and milk with wire whisk until smooth.

Separate dough into 8 biscuits; cut each into quarters. Gently stir biscuit pieces into egg mixture to coat evenly. Fold in bacon, cheese and onions. Spoon mixture into sprayed dish; arrange biscuit pieces in single layer. Bake at 350F for 23 to 28 minutes or until golden brown. Cut into squares.



### **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](http://www.embrevard.com)**