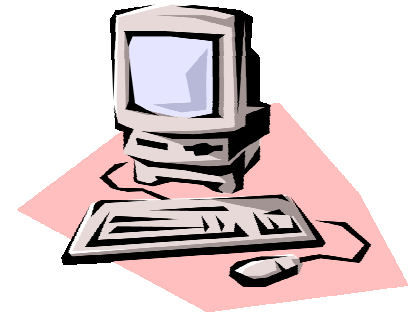




Island Club Phase One

December 2024 — Four Pages



Watch for announcements at mail boxes and on the website, which is islandclubone.com

PICK A HOLIDAY TO ENJOY

In no special order of preference or spelling:

HAPPY or MERRY

St. Nicholas Day

Joyful Winter Solstice

Chanukah

Christmas

Kwanzaa

Boxing Day

New Year

It's a special time of year to give thanks to family, friends, co-workers, neighbors and even the stranger on the street. This time

of year tends to bring out the best in a lot of people and the worst in driving habits. Of course the goal is to spread that joy to others that don't see things quite so rosy.

There's always someone a bit more challenged than you. Otis Redding sang it best in "Try A Little Tenderness." So whether it's Toys for Tots, dropping a bit in a kettle, caroling, tour the neighborhood for lighting shows, enjoy a boat parade, volunteer at a soup kitchen, or dozens of other positive activities there's always a way to show your gratitude.

A Few Tidbits

Please drive through the center island cul-de-sac as the arrows point. We've come close to having issues as to who was in the right.

Don't cut corners short in the center island. You'll end up doing damage to your car and the parked car. Worse, a person or dog could get hit. Soon there will be hi-definition cameras that will make your excuse inexcusable.

New hurricane doors for electrical rooms and

dumpster rooms are in the works. We have to wait for permit approval from the City of Pompano Beach before proceeding.

Who threw the large box down the garbage chute in E? I know who you are. The box got stuck at the bottom before exiting and a bunch of garbage got stuck above it. Seriously?

Please break down boxes and place them directly in the dumpsters. Don't discard furniture near the dumpsters. It's the own-

ers responsibility to arrange for furniture disposal elsewhere.

There are initial plans for a doggie relief area in E and G breezeways. That's good news so we have the same benefits as other phases. Hopefully this works out.

Speaking of doggie bags, pick up after your dog!

Elevators should not be held or jammed open. Unit owners are responsible if they or their movers damage the elevators.

Hurricane Shutters Don't forget...

- If you remove hurricane shutters for whatever reason, they cannot be reinstalled.
- Hurricane shutters removed after the restoration and painting may show a damaged area which will require repair and painting.
- Plan ahead! Remove your shutters prior to restoration and painting. Needless to say, it is recommended that you install impact windows for the best protection.

www.islandclubone.com

- I'm SLOWLY learning to navigate and customize our website. www.islandclubone.com
- Check the website. There are numerous documents that might save you money such as wind mitigation, flood insurance and elevation certificates.
- If you have an announcement, something to sell or giveaway, please email it to: islandclubone@gmail.com
- I'm sure I missed something. If so, please let me know. islandclubone@gmail.com and put "newsletter" on the subject line.



Island Club Phase One



Other Bits of News

Greetings from almost on the roof! From here, I get an extraordinary view of the center island and all the goings on, and there's a lot going on.

My name is Fernando Maldonado and with Gaille Mintz, my better half for over 35 years, we moved into Phase One in June 2024.

This is my first of somewhat monthly newsletters that will try to keep you all informed about our part of the Island Club.

Those that live here can see we're making progress once again. The center island plumbing and electrical is close to being finished.

The concrete restoration is progressing nicely. Sections are being tested for separation and being scraped and replaced with new stucco, along with an engineer supervising the operation.

New gutters and downspouts will be installed prior to painting which will match the color of the building.

The back sides of E, H & J will be tackled in one step so that one setup of scaffolding should cover all restoration work, roof, mansards, gutters, downspouts, concrete and painting.

As you all know, the mansard replacement has taken longer than planned. With new materials having been delivered we will be re-starting the process of installing underlayment and aluminum panels.

Wider walkways have been installed and are nearly complete. These will be in the center island as well.

After most of this work, still to come is lighting, security cameras and finally, landscaping.

Don't forget...

- Pick up trucks cannot be parked on the island after 6pm.
- It's that time of year when parking gets iffy. Make sure you're in your assigned spot.
- Please help do your part in picking up the little trash that gets blown around. A little here, a little there...

Assessments!

Everyone's favorite word, NOT! Some of you may not be aware that there is a \$350 due to the Island Club Recreation Center.

It was due September and will be considered delinquent by the end of November.

Somehow, there are dozens of people that did not received the notice (myself included). If you haven't paid your \$350 assessment to the Island Club Recreation Center then be sure to go over to their main office which is open Mon-Wed-Fri from 9-12.

Public Transportation

A water taxi is coming to Pompano Beach. There will be more than a half-dozen spots to jump on and off. It will go as far south as Port Royale so it should connect to water taxi services going south.

I wish Lake Santa Barbara Park were one of the spots as that would be less than a half mile from Phase One.

Maybe if enough people request...

I was pleasantly surprised to learn about Ride Circuit in Pompano Beach. You can hop on by Flanigan's on E. Atlantic Blvd and ride the barrier island as far north as Hillsboro Inlet or south almost to the Ft. Lauderdale line.

A Bumpy Ride!

In an effort to better guide everyone around the parking area, bumpers have been installed at the entrance to the parking area.

They're nasty little buggers that will have your coffee spilling out of the cup so be sure to not cut corners short. It's all in an effort to keep all drivers moving smoothly, and in one direction.



TO ALL ISLAND CLUB RESIDENTS

ISLAND WOMEN'S CLUB IS
SPONSORING THE
"TOYS FOR TOTS" PROGRAM

Please bring a new unwrapped toy for this worthy cause to the Drop Off Box located in the Rec Center Library at any time.

Ending date: Sunday, December 15th

Thank You!





Island Women's Club

is having a

Holiday Luncheon

on Wednesday, December 11 at 1pm

at Bedda Mia Ristorante and Pizzette

427 S. Federal Hwy, Pompano Beach

Choice of one entrée:

Chicken Parmigiana

Eggplant Parmigiana

Lasagna

Penne a la Vodka

Included:

Pizza on the table, Salad, Bread,

Soft Drink, Dessert

Tax and Tip Included — Cost \$: 30

If interested, please remit Cash Only by December 5 to:

Donna - Cell: 516-662-8004 - Apt O-106

Linda - Cell: 917-617-8995 - Apt G-117