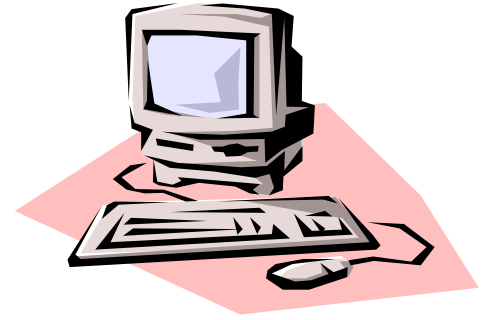




Island Club Phase One

January 2025



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

OUT WITH THE OLD...

Special thanks to Tom Paige and the people that helped with the breezeway XMAS display. It's nice to see some Christmas lights and Chanukah spirit to put a positive spin on all the construction. We all appreciate the effort.

I've always lived where most neighbors decorate something for the holidays; until now. Of course there's the occasional house that's over the top, but condo life certainly cuts back on this tradition. Gaille and I have XMAS lights on a tiny palm tree and one string of lights, so we've certainly cut back as well.

BROWSING FACEBOOK?

Did you know Island Club Phase 1 has a Facebook page? Please search for [Island Club 1 The Island](#) in the Groups tab and ask to join the group.

This group, while not for official announcements is great for interacting socially with owners and residents of this phase.

At right is a picture of a manatee feeding off sea grass at one of the local marinas. The photo was taken by "Paul Dabill Photography" on Facebook. Paul has great photos, stories and videos about life on the water. Search and follow him for some interesting stuff. While on the subject of manatees, see page 2 for great info.



COME ONE COME ALL!

There's a New Year's Eve party in the Island Club Phase 1 breezeway and everyone is welcome. To those wanting to ring in the New Years without hitting the road, bring your drinks and some munchies starting at 8pm.

...IN WITH THE NEW!

In no certain order, concrete restoration is proceeding nicely. but it won't be long before the work being done on the interior perimeter moves to the outer perimeter.

Some of it looks like a big tic-tac-toe pattern according to Tom Paige. Anyone up for a game? We can abscond with the boom lift. What could go wrong?



We await the poles for the lights in the center island. These will hold both LED lights and security cameras.

New doors for garbage, utility and electrical rooms have been ordered, permits approved and installation should begin shortly after concrete restoration is completed on the inner perimeter.

Note that scaffolding will have to go up on the outer side of E, H and J buildings to work on the roofs, concrete, balconies, painting, etc.

2025 BUDGET NEWS

I was surprised to see so few people at the budget meeting. With 15 zooming into the meeting and about another 18 in attendance, it's disappointing considering its importance.

That said, the 2025 budget has been approved. See Page 3 for the budget as approved. It is also available for download on the website, www.islandclubone.com.

Those on autopay, will have the the new amounts implemented with the new year. Those using coupons, will receive new coupons with the new monthly amount. Those manually paying, need to adjust the amount to avoid past due amounts and late fees. See your statement for details.

A reminder for all, this is the last year that opting out of reserves can be delayed. Kicking the can down the road as a practice just ended as it's a dead end road.

more news on page 3

A MANATEE MINUTE

Manatee Season runs November 15 - March 31

Understanding the Manatee
Protection Plan and Marine Facility
Operating Licenses



Why are Manatees protected?

Manatees are a listed species on the endangered Species act. When manatees were listed as endangered in 1967, their numbers were decimated. It is through the efforts of conservation managers and the continued efforts from partners such as yourself that we will keep manatees around for the next generation to observe and behold.

What is the Manatee Protection Plan (MPP)?

The Manatee Protection Plan is a federal and state-approved conservation plan designed to ensure manatees are adequately protected in a county's waterways while still providing for marine facility development. Broward is one of the initial 13 counties in Florida required to have an MPP, which was approved in 2008. The three key elements are Boating Safety, Education, and Awareness, and the Boat Facility Siting Plan.

What is a Marine Facility Operating License?

Marine facilities with 5 or more slips are regulated by the MPP and required to have a Marine Facility Operating License (MFOL). This definition was recently expanded by County Ordinance to include single family homes with 5 or more slips. Tracking of the slip numbers ensures the County does not violate the approved number of slips in all the designated waterways. All motorized vessels, including individual jet-skis, occupy a slip.

The MFOL fees fund all conservation components of the MPP and can only be used towards the protection of manatees. These components include marine law enforcement, survey efforts, education and outreach items such as curriculum for schools, brochures, presentations and other in-person interaction, and signage for marinas.

If your marine facility accommodates 10 or more vessels, you are required by Florida Fish and Wildlife Commission to display a manatee education sign and replace it when faded, damaged or outdated. Need to request a sign or need a replacement? Send us an e-mail using the contact information below!

Any construction of docks, seawalls, installation of floating vessel platforms, or any other structures constructed or installed in-water require an Environmental Resource License from Broward County. These licenses help ensure that our vital resources, such as manatees and seagrasses (manatee's major food source) are protected. Please contact us if you have any questions or need assistance assuring your facility is in compliance. Website and e-mail address below.

What else can I do to help manatees?

- If your facility has 10 or more slips, make sure there is sufficient signage for boaters to be aware of manatees. Contact the County with questions on signage and to ensure compliance with FWC manatee signage standards.
- Obey all regulatory signs, especially regarding special speed zones.
- Never feed or give water to manatees.
- Wear polarized sunglasses that will allow you to better look out for manatees.
- When in the vicinity of shallow water that may contain seagrass, use slow to idle speeds. Manatees may be snacking below!
- Reduce the amount of plastic you consume and always choose a reusable alternative when available.
- If you are lucky enough to observe a manatee while on the water, observe from a distance.
- Want to learn more about the Coastal Cleanup? Email us at CoastalCleanup@Broward.org

Island Club One				
APPROVED BUDGET				
January 1 Through December 31, 2025				
			2024 Approved Budget	2025 Proposed Budget No Reserves
Revenues (per unit)			626.00	692.00
	Maintenance Fees		1,066,696	1,179,167
	Coin laundry receipts		3,800	4,000
	Interest		5,449	20,000
	Dockage		1,152	825
	Screening Fees		1,520	4,050
Total Income			1,078,617	1,208,042
Expense				
	Property Management		28,000	0
	Accounting Fees & Annual Audit		13,500	16,500
	Audit		0	12,000
	Insurance Expense		420,000	546,000
	Legal Fees		7,000	7,000
	Licenses, Permits, Inspections		3,256	3,256
	Office Supplies & Expenses		2,500	2,400
	Screening Expense		966	1,198
	Telephone Expense		4,995	6,048
	Roof Repairs		1,000	1,000
	Building Repairs		6,000	3,800
	Building Supplies		5,275	5,275
	Seawall Maintenance		7,500	0
	Electrical Repairs		3,000	3,100
	Elevator Service & Licenses		7,800	8,300
	Fire Safety System		8,900	9,000
	Beautification & Tree Trimming		5,570	4,300
	Lawn & Shrub Care (contract)		18,500	18,500
	Pest Control		5,000	4,880
	Plumbing Repairs		19,000	50,000
	Sprinkler Maintenance		4,700	4,000
	Rec Center Maintenance		171,000	171,000
	Cable TV		147,195	147,195
	Bad Debt		18,960	0
	Janitorial Contract		26,000	30,000
	Electricity		22,000	24,890
	Rubbish Removal		21,000	23,400
	Water & Sewer		100,000	105,000
Total Expense			1,078,617	1,208,042
Reserves			0	0
Total Expenses & Reserves			1,078,617.00	1,208,042.00
Net Income			0.00	0.00

LAUNDRY ROOM ETIQUETTE

Promptly remove your clothes from a machine when it's done. Note that the CSC mobile app does a good job of informing you how much time is left on given machines.

Please wipe spilled liquids such as detergent from the washing machines and please clean the lint traps after using the dryer.

Please keep the laundry room door closed! It minimizes noise from the machines AND the rooms will not cool down unless the door is closed.

The lights in the laundry rooms are set to a 15 minute motion timer.

DUMPSTER ETIQUETTE

Please break up boxes and fold them on the inside of the dumpster so there is more room for all the extra "stuff".

That's even more important this time of year. Thank you all.

ROOF ACCESS REQUIREMENTS

Please contact Darren Impemba to schedule access to reserve the roof door key, 754-224-7930

"**Protective Shoe Covers**" must be worn prior to entering the roof area and "**Caution Taken**" as the silicone coating is slippery.

A \$20 cash or your current driver license is required as a deposit for the roof keys. Do not contact a board member after 3:00pm for access the next morning and do not go knocking on a board member's door.

Anyone who accesses the roof must follow these requirements or you "**Can and Will be held Liable**" for any damage caused to new silicone protection.

Please return the Roof Key within 24 Hours

Thank You!
Board of Directors