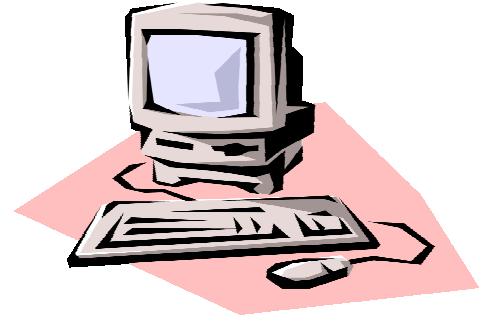




Island Club Phase One

February 2025



BACK ON TRACK

It's been a herculean effort but the restoration and renovation projects are all making substantial progress.

The largest part of the projects, the concrete restoration is really moving along. Not much to say about this, as you all can hear the noise and see the progress at "G" building.

The plan is to finish the concrete work on the "inside" of the complex. Then painters will start their job. This is a fairly involved process as the new stucco needs to be sealed prior to actual priming and painting.

Remember that painting involves the entire building not just repaired areas. Entry doors, frames, stairs, railings, cat walks, overhead areas. It's a lot of work.

Another part of this project is the doors for electrical rooms, elevator rooms and dumpster rooms. Door frames needed to be brought up to code so everything meets hurricane and impact requirements. This is a lot more involved than just putting in new doors. Some of this work has been completed and there isn't far to go with doors.

You've all seen the new lighting in the center island. In my opinion, it's perfect. The fixtures used, spread the light evenly along the parking area and they're not overly bright unless you stop to look up at one. Don't bother doing that.

Next will be the installation of security cameras on the center island poles which will cover more than just the parking areas.

Landscaping is coming along as well. Sprinklers have been installed and hopefully sooner than later we'll have grass and plantings in the center island that will alleviate all the dust.

We're getting there! Next month I'll have reports about the "backside" of the our buildings.



ELECTIONS!

Annual elections for the HOA Board are coming up soon. I hear owners commenting "He/She should run for the Board" but they never consider that they themselves should be running. Seriously folks, so many opinionated people that think someone else should take care of all the work for them. Who's going to step up? It's not a lifetime commitment.

On that note, I wonder why one or two people said to me that I should run for the Board, yet I've only lived here six months. I'm not the one that should be running for the Board, I really don't know diddly about this place. The ones asking are the ones that should step up. I'm doing my little part right here. Someone tell me I'm wrong.

VISIT OUR WEBSITE

www.islandclubone.com is the official website for Phase One. It has lots of info including the latest financials and you can access it by entering the password "777".

more news on page 2

YOUR PETS, EVERYONE'S PROBLEM

Many of us, myself included have dogs. This is a friendly reminder to take care of your responsibilities.

Pick up the poop! Within minutes of poop on the ground, house flies and other pests descend as if it's a free for all. Please carry an extra bag just in case.

Dogs must be on leashes at all times except for that little dog play area at the very end of the overflow lot along Federal Hwy.

For the owners with cats, please be mindful of your responsibilities. Cats are not permitted to wander about on their own. We have cats relaxing on cars, boats, docks, etc. Paw prints are evident and are a nuisance.

PLANTERS, PLANTS AND SAFETY

One of many safety requirements is that walkways, catwalks, stairs, etc. be free from obstructions. This includes items such as bicycles, planters, plants, etc. left outside unit owners' doors or even along some sidewalks. The Fire Department requires clear walkways and if the HOA is fined, it will be passed on to the owner.

Of course, anything that shouldn't be out, can be removed by the HOA so please do your part.

HAPPY BIRTHDAY RITA!

Apologies for the blurry picture, but that's what happens after a couple of vodkas on New Year's Eve.



ISLAND WOMEN'S CLUB NEWS

The Island Women's Club is sponsoring a day of fun with a trip to Gulfstream Park Racing/Casino on February 27th.

\$20 per person. The bus leaves at 9:30am and leaves the park at 3:00pm.

For info or tickets please call:
Carole Cain (954) 785-1296

BINGO!

Every Tuesday night at the Rec Center. It starts at 7:15 and cards are \$1 each, good for ten games! Please, no big bills.

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".

With the new dumpster room doors, it's even more critical to break up all boxes as access to the dumpsters from the outside will be limited.

You all can't simply throw stuff into the dumpster room and expect someone else to pick it up for you.

WORDS WANTED

This is the third issue of this newsletter since I offered to re-start it. Other than one person giving me some suggestions, no one else has submitted anything for publishing.

Although Facebook is an appealing place, the FB group has 89 members of which quite a few are couples from the same household. We have 142 owners and this newsletter should reach all of them. If you know of an owner that doesn't get this newsletter, please let them know. We'll add their email and never use it for anything else.