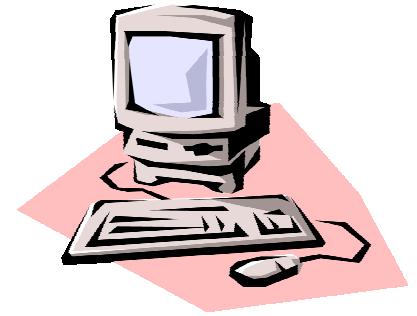




# Island Club

## Phase One

May 2025 — Four Pages



Watch for announcements at mail boxes and on the website, which is [islandclubone.com](http://islandclubone.com)

**Congratulations to Alexa Malucelli, our secretary.  
Alexa is graduating nursing school May 6th with her RN degree.**

### Just A Quick Update

The cameras for the center island should be installed any day now, but it appears they may be needed in other areas as well. Painting is progressing but until they use the right kind of paint the elevator doors and frames will continue to peel. Just sayin! The work of painting the railings

is nearly complete, as is putting the finishing touches on columns and other hard to reach areas. This is time consuming and tedious.

The last bit of mansards are being installed over the backs of E, H and J. New unit numbers are up, letters for buildings are coming soon (see Page 2). We're getting there!



How about this catch by Eddie LaFleur (H207). Eddie caught a nice Pompano right from the G breezeway dock. He didn't need a bigger boat, heck he didn't even need a boat!

### Welcome Our New Islanders

Let's send out a big welcome to our newest residents of Phase One.

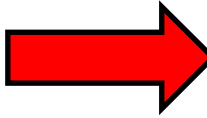
**E109** - Gerry Donato (Yacht Broker) and Vicki Donato (Corp Travel Sales) and of course their fur babies Vinny & Nino. Two of the most coiffed pups on this island! (with a standing hair appointment every two weeks)

**G111** - Bill Dolosic (Retired USAF) and Dr. Lora Fangefels, MD and their Maltese named - G Dog.

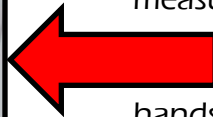


No Frog To Kiss, so Rita Nelson and yours truly tried to kiss the catfish Rita caught last week. It would have yielded a couple of nice filets but being the warm and caring people we are, it was sent back to grow larger. See you next year!

Many thanks to Board members, Marc Kemper and Darren Impemba and to a couple of other volunteers that helped make and install the unit numbers. On the right, here's Marc in his "workshop" with an assembly line of number boards. It's quite a process, cutting boards, using a router on the edges, then painting. Then the numbers need to be lined up and screwed onto the boards.



Finally, it's time to install the boards, measuring and leveling so each unit looks exactly like the next one. It's not an easy task, requiring more hands and probably more patience than one person has.



The last step should be the large letters on each of the buildings. Below, is Marc holding one of the letters in place to see if others approve.



What's not to like? Whether it's UPS or DoorDash, there will be no excuse once the letters are installed. I'm not sure if the building names will ever return, but that would be a nice touch.

*Special thanks to Dave Alito for sending me these pictures.*

### FPL

Do you have the FPL app? Why not? It's free for everyone and in addition to estimating your monthly bill, it keeps you updated of outages in your area that could affect your plans.

It sure beats going on FB and having to ask, "Why isn't the elevator working, why is the power out?"





# LIVING WITHIN THE HOA OF ANOTHER HOA

## *Island Club Recreation Center News*

The ICRC had its annual meeting to elect the 2025 board on April 15th. Followed by the new board's first meeting. After the new board was selected and seated. The positions are as follows:

Francis Santos, President — Phase 3

Donna Arzberger, Vice President — Phase 4

Marc Kemper, Treasurer— Phase 1

Ron Ries, Secretary— Phase 3

Rita Nelson— Phase 1

Radek Gancarczyk — Phase 4

Heidi Neito — Phase 2

Janis Buongermينو — Phase 2

Barry Birenbaum, Member at Large — Phase 4

After the new board was introduced, there were various discussions about the annual \$350 assessment, the need for new pool chairs and chaises and also the condition of the new pool deck.

It was suggested that there is no need to tear down or rebuild the rec center building although updating and maintenance are necessary.

There was also considerable discussion about the reporting of finances for the rec center since there haven't been financial updates for quite some time. The importance of this was emphasized and is front and center for the new Board.

This new board will be having committees to handle various projects. Like anything having to do with an HOA, it needs volunteers. That means you!

*Ed note: These are not minutes, but rather my take on some of the things that were discussed. I'm not sure how minutes and financials will be distributed to all the owners but this is something that will be taken care of by the new Board.*

## *Island Club Phase 1 News*

Phase 1 had its annual meeting to elect the 2025 board on April 23rd. The new board was selected and seated with the positions are as follows:

Rita Nelson — President

Marc Kemper — Vice President

Mary Howell — Treasurer

Alexa Malucelli — Secretary

Darren Impemba — Director

Luis Torres — Director

David Alito — Director

Gerry Donato — Director

An update on Special Assessment Funds was provided along with a report of the status of the various projects.

Insurance claims have been filed due to the damages caused by contractors on the roof, sprinklers, pavers, etc.

The need for a project manager to keep the various construction companies honest was discussed.

Also, the need for a management company to handle the needs and requests of 142 owners was discussed.

The subject of people and their dogs was a lengthy discussion due to the total disregard and lack of common sense or respect from some owners. Hopefully the installation of HD cameras throughout the Phase will help control these incidences.

The SIRS report has been completed. Until I get it up on the website, email the board for a copy. It's quite extensive and will take a lot of eyes reading to understand it all.

*Ed note: These are not minutes, but rather my take on some of the things that were discussed. As usual, financials and minutes will be posted on the Phase 1 website when they become available.*

# KEEPING OUR ISLAND TOP NOTCH

## STICKY DOORS AFTER PAINTING

If you have trouble opening your front door because the freshly painted door sticks to the rubber seal, here's a tip for you.

Sprinkle a bit of talcum powder or baby powder in the palm of your hand and with a finger, spread a bit of the powder on the seal. It only takes a tiny bit; no need to make a mess. A half teaspoon is all that's needed.

You can also spread a bit on the edge of the door, but putting the powder on the seal is the ticket. After a few days you may notice a little stickiness wherever the door hits hardest against the seal. Just apply a bit more powder to that area and that should be the end of the sticky door issue.

If some of the door seal has become permanently attached to the door itself, a bit of sanding and some fresh paint will solve that issue. Of course, now you have fresh paint again so be sure to wait as long as possible before closing the door. However, a fresh layer of powder on the seal will prevent that initial sticking.

## ATTENTION SNOWBIRDS

It's that time again and the snowbirds are headed north. If you're leaving for more than thirty days, you need to have someone look after your place. There are many things waiting for you to leave so they can rear their ugly heads.

### Air Conditioning

The A/C needs to be checked regularly. It should not be turned off when you're away as the higher levels of humidity encourage mold growth. Obviously you can set it at a higher temperature but it really should stay on.

Also, the A/C filter and drain needs to be checked periodically. A clogged air filter reduces airflow, encouraging mold growth and consuming more electricity. An A/C drain clogged with mildew and mold will overflow the pan and cause a leak. This too will allow mold to grow and obviously cause damage to flooring and even other apartments.

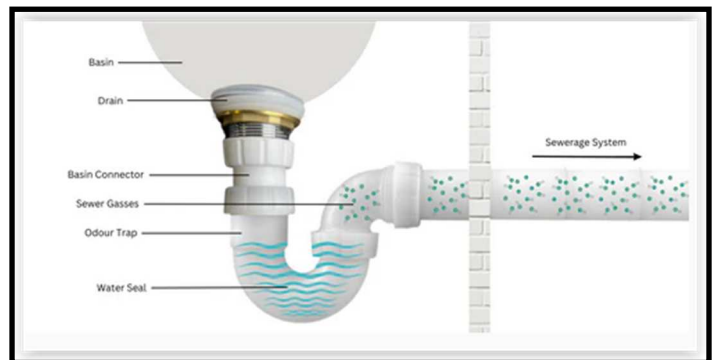
### Water Drains

You can't walk away for months at a time and not run the water. The traps under sinks, bathtubs and toilets will experience water evaporation. The water in the trap keeps the smell from the sewer system out and very importantly also keeps out crawling critters.

I won't gross anyone out by mentioning all the things that are in sewer systems that would make a bee line for your trap where the water has evaporated.

Toilets should be flushed on a monthly basis, along with running water in the sinks, tubs and showers.

It's just easy to do this when the A/C is checked along with making sure something hasn't burrowed



through a wall or sneaked past a pipe or some unknown gap between walls and floors. Mice, rats and bugs get through almost anywhere.

If you need someone to check a place for you, there are a few owners in Phase 1 that can do this. Email [islandclubone@gmail.com](mailto:islandclubone@gmail.com) and ask. It's better to be proactive rather than come back late in the year to a huge mess.

## DOG POOP

I can't believe I even need to mention this. What the heck (not my first choice of words) is going on with all the dog poop everywhere?

Is someone mad at Phase One? Is someone off their meds? Sheez! It gives us good dog people a bad rap.

It's probably one culprit and that person will eventually be caught. If you see something please inform the board. Don't get yourself in a confrontation.