

PRESIDENT'S REPORT

This newsletter is a special issue to bring everyone up to date on the catwalk retiling project and address the lack of caretakers for many units.

The good news is that we are over halfway done retiling the catwalks and are ahead of schedule. The noise and dust continue to be bothersome and we thank you all for your patience as this important improvement is being done. The chipping of the old tile should be completed in early September. The new tile looks great, but it will need a thorough cleaning at the end of the project. Eric, Wayne and Mike of our staff have gone above and beyond our expectations with their efforts. Keep in mind that doing the demolition and prep in-house is saving us around \$200K.

Caretakers for all units are needed to identify leaks and other problems ASAP so damage to surrounding units can be minimized. Unfortunately many owners have not obtained a caretaker yet or provided the name to the office as required. We continue to have leaks that cause damage to drywall that we all pay for as well as additional damage that is paid for by the other unit owner. We are looking at water detection devices but it is important for everyone that all owners adhere to the rules by obtaining a caretaker. Please give the office a call if you would prefer they coordinate obtaining a caretaker for you.

Tom Gilson, for the Board of Directors



IN MEMORIUM
(Full obituary @ www.islandiai.com)



Julia M. "Sheila" Mackenzie on June 7, 2011, age 78. Sheila is survived by her husband Joe, 6 children and 12 grandchildren.

MANAGER'S UPDATE

An interview with Ernie Raaz who answers your important questions about the Catwalk Project:

Q: When is the noise going to stop?

A: The noise will stop before Labor Day weekend when the removal of all the old tile is complete. The new tile installation will be done by mid-September.

Q: What about all the dust left behind?

A: A very thorough cleanup is planned. All ceilings, railings, shutters, and floors will be power-washed; the floor scrubber will clean the catwalks; the handrails will be re-painted where necessary, as well as the walls and slabs; and finally the driveway will be re-painted. Clean-up will take several weeks and should be done by mid-October.

Q: It didn't look like the tile on my floor needed to be replaced, so why do it?

A: Most floors had loose, chipped, or buckled tiles and replacement tile is no longer available. More important is what you didn't see – we repaired "fixes" that were done incorrectly and "spalling" which is the result of water entering the concrete causing cracks and re-bar corrosion. These spots have been cut and ground, an epoxy and bonding agent applied, then cemented.

Q: Is there any guarantee this won't happen again?

A: The tiling company has done a rigorous inspection of the preparation work and is providing a life-time warranty on their product.

Q: How much extra did this project cost me?

A: Nothing. This project was planned in advance and funded from our reserves. Because our maintenance staff is doing the prep work, owners are saving over \$200K and getting a higher quality result.

See the Islandia web site for pictures of this project !



islandia

NEWSLETTER

August, 2011

Visit us on the web at www.islandiai.com

To submit an article, share an idea, or contact the editor, email islandia9550@gmail.com

IF YOU CARE YOU HAVE A CARETAKER

Did you know that . . . unbeknownst to a full-time resident, the water pipes in his floor began leaking into the unit below? Luckily, the downstairs owner had a caretaker who spotted the water leak within days of when it started and the damage was able to be contained to that floor.

Did you know that . . . a unit was unattended for 6 months causing the traps in the bathroom plumbing to dry out and allowing bugs to enter through the pipes causing a massive infestation? Pest control tried to eradicate the problem and the bugs fled to the neighboring units. A caretaker would have prevented this from happening.

Did you know that . . . an owner forgot to change the batteries on their digital thermostat and when the air conditioner stopped working this summer the heat and humidity caused black mold to grow rapidly causing a costly cleanup? A caretaker would have prevented this too.

Did you know that . . . realtors leave your hurricane shutters open because it is more convenient when showing your unit? A heavy summer storm will flood your balcony and drive water against those old sliding doors causing leaks and wet carpet when you can least afford it.

Why should I have a Caretaker?

- To protect your property and belongings
- To protect your neighbor's property
- To avoid pest and bug infestations
- To help mitigate damage before it occurs
- To keep the entire Islandia community safe, and
- It is required by Islandia I Rules and Regulations

BEACH RESTORATION PROJECT

A public workshop was held recently by the US Army Corps of Engineers to discuss the Environmental Impact Statement for the St. Lucie South Beach and Dune Restoration project. Their recommendation is to place 610,000 cubic yards of sand over 3.8 miles of shoreline to stabilize the beach and restore the dune. The project area includes two segments: the north segment in front of Ocean Dunes and Sand Dollar Shores and the south segment from Normandy Beach to the St. Lucie/Martin County line.

The plan proposes to restore the beach to its 1972 state with a 35-ft berm. Sand would be dredged from 3 miles offshore, and then pumped as "slurry" onto the beach. One of the pipelines is planned to be located just north of Islandia II. The project will widen the beach from its 2008 surveyed position between 50 to 150 feet, depending on location. When beach elevation profiles for the Islandia condominiums are compared between 1972 and 2008, they showed no beach erosion and in fact, show a slight buildup of sand.

Prior to dredging, the plan also calls for construction of artificial reefs along the beach. Reefs would be placed within 1,000 feet of the high tide line in water depths up to 15 feet and consist of limestone rock 4 to 6 feet in diameter. One such reef is planned to extend from Island Dunes across Dollman Park to Ocean Towers just north of Islandia II. Replanting of the dunes with native vegetation to build a 35-ft berm is also part of the mitigation plan.

Though requested, no federal or state funding has been approved for this project. The county commissioners plan to publish a funding proposal within the next few months. Details are at <http://www.saj.usace.army.mil/Divisions/Regulatory/interest.htm>.

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