

FALL UPDATE

Islandia I has completed most of the summer projects and is preparing for the arrival of the owners for the winter. Jennifer Eckenroad has taken over as the new manager as of May 1st and has addressed many projects during her transition.



Photo courtesy of Speedo Cheney

The following projects have been addressed:

*Painting of the west side of the building: This project was a major undertaking and has been finished with the exception of some new doors and a few problem areas of spalling.

*Unit Inspections: Jennifer has added a number of new areas for review and has completed the feedback to the owners. This is a very beneficial program to identify aspects of each unit that needs attention.

*Cable TV: As everyone knows by this time we are in the process of a major conversion from Comcast to People's Choice Cable TV (PCCTV) that will provide significant cost savings and expanded service. The conversion will take place between December 1, 2009 and February 28, 2010. A general information meeting will be held in the social room on November 5, 2009 at 7:30 pm.

*Concrete Restoration: We continue to have spots on the west side of the building particularly on the catwalks that need repair. We will do some this fall and the remainder in 2010.

*Budget 2010: Preliminary review of next year's budget has begun. We hope to limit the increases as we did this year. The annual budget meeting will be held in December in order to provide the owners with a complete understanding of the budget.

Please contact any of the board members as shown below with any questions.

Tom Gilson, President—772-229-1204—Unit #1408

Jack Neville, Vice-President—772-229-9599—Unit #704

Bert McConnell, Secretary/Treasurer—772-229-5788—Unit #1606

Dave Bigler, Director—772-229-3558—Unit #608

Roy Montana, Director—772-229-5544—Unit #1703

ISLANDIA EAST FALL UPDATE

ISLANDIA EAST PRESIDENT'S REPORT

First and foremost the East Board really appreciates the many favorable comments we've received regarding the beauty and cleanliness of our outside property, Your positive input and suggestions keep us motivated to be the best that we can be. Our neighbors are also noticing!

When all East Board members return we will have to deal with the important business of preparing our fiscal budget. In this poor economic environment every effort will be made to "hold the line".

Two directors' positions are up for election. These positions are presently held by Jack Schwander and Burt Unger. Both men have agreed to run again. If you, as a resident, wish to run for the East Board pick up an intent form in one of the offices, and submit it along with your brief resume to your building secretary.

The East Board will also be addressing health and safety issues in and around out swimming pools. The Board is sensitive to legal problems which may arise. However, it is our recommendation that parent, guardians, grandparents, etc. refrain from allowing children under the age of 15 the use of our spa or "hot tub." Many health officials and physicians agree that 104 degrees F water temperature can be a health hazard for children as well as some adults! Also the Center for Disease Control recently published an article stating that there is no such thing as a "leak proof, water tight" diaper. Although there is legal controversy The Islandia East Board recommends that adults and children refrain from using our pools if wearing any such protective garment. The word is recommends. The law may or may not be on your side, but the health and safety of the Islandia community are at issue. It is difficult for us to manager our pools without lifeguards. Security has been advised to err on the side of safety! Thank you for your cooperation!

Dewey P. Bookholdt, President Islandia East, Inc.

BUDGET 2010

ISLANDIA I TREASURER'S REPORT

Overall, year-to-date income and expenses are tracking close to the plan. The 2009 budget to actuals is close to target overall, in spite of some major repairs and the continuing pressures on the budget because of the four delinquent units.

During May and June of this year, Jennifer, working closely with the board, led an effort to solicit competitive bids for Islandia I's insurance needs. As result we were able to contract with the Statewide Insurance Agency, specialists in condominium insurance, for significantly reduced premiums. The insurance premium reductions, in addition to savings for 2010 cable TV costs, should position us well as we approach the 2010 Budget. The board will continue to focus on cost containment, maintenance of the quality of our facilities, while ensuring we have adequate reserves for the future.

Bert McConnell, Islandia I, secretary, treasurer

Monkeying around
with Margaret



Tasty Recipes for the
fall

Bad Hair Day

8-12oz. Coffee

6-8oz hot, foamed milk

2-4tbsp DaVinci Classic vanilla
syrup or Grand Marnier®

1 cup whipped cream

1tbsp chocolate sprinkles

Brew your favorite coffee.
Heat up the milk do not boil.
Foam the milk by whisking it
in a large bowl or put in a
French press and swoosh until
it doubles in volume. Fill up
the mug Add syrup or liqueur,
add 1/2 the whipped cream
and stir; add sprinkles and en-
joy!

Leprechaun Coffee

1 1/2oz Bailey's® Irish Cream

3/4oz Irish whiskey

5oz cold black coffee

Shake, strain into a highball
glass 3/4 filled with ice and
serve.

Blueberry Tea

1oz amaretto almond liqueur

1oz Grand Marnier®

Orange Pekoe tea

Mix amaretto and Grand
Marnier® in brandy sniffer,
add hot tea to taste.

We are on the web:
www.islandiai.com

FROM THE MANAGER

This summer we have been busy around the property. The building was painted on the West side. New doors for those who ordered them are in the process of being painted. Shutter painting is almost completed.

The landscaping has been refreshed and looks really great. The summer rains were an added bonus, greening everything up without drowning them. New plantings in the front of the entryway dresses the building up nicely.

Unit inspections are complete and letters have been sent to owners who have items that may need the owner's attention. The letters are merely suggestions, unless a leak was discovered.

We have repaired several cast-iron pipes within the walls to address leaks. New pitch pans were installed on the roof in June to prevent leaks from the roof down the air-conditioning lines down through the stacks.

Cabling for the cable TV conversion has begun. It will be very important that you designate an individual who will instruct the installer of the exact location of your television cable box. It must be placed where the remote can transmit a direct signal to the box. The first of the cable TV training sessions is scheduled for Thursday, November 5, 2009, at 6:30PM in the Social Room.

The elevators have been working well with few break-downs. The elevators are now being monitored by the elevator company directly; this provides for trained personnel to respond to anyone entrapped in the elevator and dispatches the technician more quickly.

Catwalk concrete spalling is being addressed and bids are forthcoming to repair the areas of serious concern.

Seasonal residents are beginning to arrive and we welcome them back. Bridge is picking up and duplicate bridge has resumed on Wednesday nights. Look for information to be posted on TGIF evenings.

Look for the brochure 'What's Happening?' around the island for a list of special events that are planned for the next few months; such as the air show, Christmas parade and upcoming concerts.

Jen

POWER SAVING TIPS

- Unplug appliances and electronics. TVs, computer and kitchen appliances, as well as cell phone and laptop chargers, all use energy when they are plugged in—even if they are turned off.
- Use power strips. “Smart” power strips automatically turn off electronics are off or when one main unit (like your personal computer) is powered down.
- Turn off lights. When you are not in the room or not in the house, there’s no need for all the lights to be on.
- Clean and replace air conditioner filters. Dirty filters block air flow, increase energy bills and shorten equipment life.
- Summer months—keep the shades or blinds down on the south, east and west facing windows.
- Activate ‘sleep’ features on your computer and office equipment. When they go unused for a long period of time, they power down.
- Use fans instead of air conditioning when possible or combine their use to turn down the air temperature a bit.
- Close vents and doors in unused rooms.
- Wash laundry in cold water, it is just as effective.

Important Property Reminders

The ‘hot sheet’ was eliminated to increase security. It was discovered that some of the people listed had moved or the permanent pass was no longer applicable. Daily guests and contractors must receive a parking pass from the security gate. Overnight guests will receive a temporary pass from the Association Office.

When selling your unit, your parking sticker must be returned to the Association Office. New owners will be issued a new pass.

Did you know that if someone ‘borrows’ another person’s newspaper and they call the circulation department to complain, the carrier is charged \$3.00 for the ‘borrowing’. Please do not *borrow* your neighbor’s paper.

Don’t forget—if you have a repair request, come to the office and complete a request form and we attend to your request as promptly as possible.

Unit inspections were completed and letters were mailed to owners. The letters are sent only to owners who have areas that require attention, so you may not receive a letter if everything was found in order. If you wish to review your report, please come to the Association Office.

Property Amenities— Just in case you are a new resident— You may want to know that you have access to several really nice amenities. In addition to two swimming pools; one cool for those who prefer crisp water, the pool located on the North side of the pool area is chilled. The pool on the South side is only heated in winter when the temperature drops. Do you have or wish you had a boat or small trailer but didn’t know where to park it? You have ‘overflow’ parking across the street located near the tennis courts. Also there is a private car rinse station (controlled by a code). Tennis courts; two asphalt courts, see reservation information on the enclosed bulletin board in the lobby. Bar-B-Que grills are located by the South pool entrance. A fitness room with several up-scale machines and TV for distraction during your workout; and there is a sauna room as well. Wireless internet is available in the Social Room and free—connect without needing a code. The Social Room also boasts a beautiful big-screen TV, along with a DVD player for those movies you just have to see on a big-screen. The Social Room can be reserved for private events for a small fee and deposit. Faxes and copies are available in the Association Office for a small fee.