

PRESIDENT'S REPORT

Islandia I has had a busy summer with the addition of three new staff members. We want to welcome Ernie Raaz, the new manager, as well as Wayne Januszewski and Anson Rivera as the new maintenance staff. Ernie brings a wealth of experience to maintaining condos based on his contractor background. He has experience in the corporate world having worked for Conau Pico Powertrain Systems, where he was responsible for sales, engineering and product manufacturing. Both Wayne and Anson have a great deal of experience in various aspects of construction and maintenance.



Photo courtesy of Speedo Cheney

Numerous summertime projects have been completed and many new issues have been raised by Ernie as he has reviewed the state of the building. We recently updated the 5 year reserve / engineering study to verify that we have sufficient reserves for all major capital items. The annual unit inspection program has been completed and if problems were found in your unit, you will be contacted by the staff.

We look forward to seeing old friends over the winter and meeting new owners. Jane Gilson and Marilyn Schwander have volunteered to introduce people at the semimonthly TGIF social (whether you are new or have not attended the TGIF's before).

TREASURER'S REPORT

2010 has been a difficult year financially for the Islandia I Condominium Association. We have had significant expenses related to plumbing repairs, drywall, pipe cleaning, cooling tower, heating costs, and employee separation. In short, while we will end the year without needing any additional assessments to supplement the budget, our cash account was dramatically reduced to cover these expenses.

The outlook for next year's budget is not encouraging. We have been told to anticipate sizable increases in our insurance premiums. In addition, given the age of the building, we need to anticipate increasing expenses for repairs and maintenance. While we were able to reduce the maintenance charges for budget year 2010, we expect there will be an increase in the 2011 budget. The board and management will be working to minimize these increases without sacrificing the quality of the building and its services. We will be communicating with you about this as we prepare for the December budget meeting.

The coupon payment system for paying quarterly maintenance has not been successful and will be discontinued effective immediately. Other options are under consideration, and a decision will be made over the coming months.

MANAGER'S REPORT

Yes, it's that time of the year when most of you are returning to Islandia for the season and you will notice quite a few changes. Most noticeably, your maintenance crew and I, your building manager, are new and the entire staff welcomes you back. We are confident that you will find the grounds and building are in the condition that will meet or exceed your expectations. Our goal is to provide you, the resident, with courteous and best in class service. (Continued, page 2)

**Monkeying around
with Margaret**



*When chocolate is craving, try
this and it might satisfy your
craving or have a few and you
will forget what you were
craving to begin with.*

Chocolate Lovers Martini

1 1/2 oz [vodka](#)
1 1/2 oz [Bailey's® Irish cream](#)
1 1/2 oz [white crème de cacao](#)
1 tbsp [chocolate syrup](#)

Take a martini glass and
squeeze in chocolate syrup. Mix
all alcohol ingredients in a
shaker and pour into glass.
Drop a Hershey's Kiss on top.

Read more: [Chocolate Lovers
Martini recipe http://
www.drinks.mixer.com/
drinkn1m3152.html#ixzz0znht6W](#)
[Q](#)

Quote:

*"if you are drinking to forget,
please pay your bar tab in
advance"*

We are on the web:
www.islandiai.com

(Manager's Report, Continued) I would encourage you to stop by the office so we may meet face to face and if you see something that needs our attention or have a suggestion I welcome you to please let me know and we will address the issues soon as possible.

Previous or current projects:

- Annual unit inspections have been completed and we will notify you if any corrective actions are required.
- The main building plumbing stacks have been cleaned, Also each unit's kitchen drain line has also been cleaned.
- Lobby ceiling has been patched and painted, also the lobby chandelier has been rewired and cleaned.
- Circular drive has been cleaned and painted.
- Parking lot island pavers are in the process of being re-leveled.

Thank you for taking the time to read this and on behalf of the staff and myself, we look forward to seeing all of you soon.

Ernie, Building Manager, Margaret, Office Manager, Anson & Wayne, Maintenance

ISLANDIA EAST REPORT

Islandia East's staff continues to work hard to keep our common property beautiful and safe. It's a large property and there is a lot to maintain.

Starting ocean side dune maintenance is an ever constant job. The sea grapes have been trimmed down to six feet which is as low as law allows. Our walkover will be maintained with new trek board as needed. The replacement boards will cost nothing since they are still under warranty. The pool deck has been power washed, fences painted and furniture maintained.

The main entrance driveway has been painted and repaired. This kind of work is often taken for granted but should be noted.

The Islandia complex is nearly 30 years old. We as a board must constantly monitor and adjust our budget to be sure that we are prepared to repair or replace critical plant and equipment needs. One such item is the central generator (30 years old).

When our entire board meets this fall the generator will be a major topic. Watch for an announcement of a meeting date and plan to attend. A major new addition to our property is our new bocce courts. The sport is growing in popularity on the island.

Staff members, Bob Wyrobek, Randy Montroy and Bobby Irons really take pride in their work, and it shows. They are always open for suggestions. Meet and greet them when you can.

Look for the announcement of our fall meeting and be sure to attend.

Dewey Bookholdt, Islandia East President

ISLANDIA I SOCIAL COMMITTEE REPORT

Date	Event	Host
Friday, October 15th 6:00 PM	Welcome Your New Neighbor	Jean Bookholdt
Friday, October 29th 6:00 PM	T.G.I.F. "Hoe Down"	
Friday, November 12th 6:00 PM	T.G.I.F	
Thursday, November 25th	Thanksgiving Dinner	
Friday, December 17th 6:00 PM	Christmas Party	
Friday, December 31st (no TGIF in December)	New Year's Eve Party	
Saturday, January 8th	Breakfast	
Friday, January 14th 6:00 PM	TGIF	
January 22nd 9:30 am to 11:00 am	Decorator's Demo	
Friday, January 28th	TGIF	
Sunday, February 6th	Super Bowl Party	
Friday, February 11th 6:00 PM	TGIF	
Friday, February 25th 6:00 PM	February Fling (Shaboom!)	
Friday, March 11th	St. Patrick's Day Party	
Wednesday, March 23rd	Ladies Luncheon	Jane Gilson, Marilyn Schwander
Friday, March 25th 6:00 PM	TGIF	
Friday, April 8th	Celebration Of Spring	
Saturday, April 23rd	Easter Egg Hunt	

We have had several happy and successful events and plan many more. Please plan to attend and/or volunteer to be on a committee as an officer, a chairperson or a helper.

Bridge is in full session. We have Party Bridge on Monday evenings at 7:00PM, and Duplicate Bridge on Wednesday evenings at 6:45PM. If you need to brush up on your bridge, there are often 'pick-up' games out by the pool in the afternoons.

Please call Jean Bookholdt at 772-229-6064 for additional information.

Please remember these functions can not be held without YOU.

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 safely turn off electronics when there is a power outage.
- 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.
- During 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 lower 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 listing of frequent guests posted at the security gate has been eliminated. The Board of Directors discovered that some of the people listed had moved or were deceased and the Board is working on a revision to this policy.

Please consider having a caretaker for your unit. Unoccupied units are open to all kinds of problems: water leaks, A/C and heaters not working, and dead bugs (as we spray regularly). For the little amount of money it costs, do yourself a favor and protect YOUR investment.

Don't forget—if you have an Association related repair request, come to the office and complete a request form and we will attend to it as promptly as possible.

Pool Gates are now locked after pool hours—Pool hours are 8:00 AM—10:00 PM. This policy will be effective Monday, October 25th.

Property Amenities— As a resident at Islandia, you have access to many amenities. There are two swimming pools. Barbecue grills are located near the South pool entrance.

Do you have or wish you had a boat or small trailer but didn't know where to park it? There is 'over-flow' parking across the street located near the tennis courts. Also there is a private car rinse station (controlled by a code.)

There are two asphalt tennis courts (see tennis reservation information on the bulletin board in the lobby.)

On the first floor there is a fitness room with several upscale machines and TV for distraction during your workout. And, there is a sauna in the exercise room as well.

Free unsecure wireless internet is available in the Social Room. You can connect without a password. 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.