



# ISLAND VILLAGE NEWS

## February 2011

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### **BOARD of ADMINISTRATION**

Dave Martin	President	C220
Mary Touris	Vice President	E135
Jacque Allen	Secretary/Treasurer	F248
Donn Bruse	Director	D128
Mary Hoehn	Director	A206

### **MANAGEMENT / FINANCIALS**

Kathy Watts / Sarah Davis  
Reconcilable Differences, Inc.  
Community Association Management  
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Cape Canaveral, FL 32920  
Office: 321-799-0660 Fax: 321-799-0630  
E-Mail: [RecDif@earthlink.net](mailto:RecDif@earthlink.net)  
[www.ReconcilableDifferences.net](http://www.ReconcilableDifferences.net)

### **OWNERS PACKET:**

This Owners' Packet of materials attached to this IVCA Newsletter, contains vital information for you.

1. The IVCA Owners List is as accurate as the information provided by the owners as of January, 2011.
2. Owner Profile Letter explains why we need the information.
3. Owner Profile on the reverse side is the form you are to return promptly to [RecDif@earthlink.net](mailto:RecDif@earthlink.net)
4. Renter Profile are being distributed to those residents renting.
5. Minutes of the IVCA Board Meeting, February 8, 2011.
6. Minutes of the IVCA Special Board Meeting, February 9, 2011.

\*\*\*\* Notice: There are NO phone numbers or e-mail addresses with the IVCA Owners List. However, that information will be included on the next IVCA Owners List, **if you CHECK the BOX on the Owner Profile.**

### **INFORMATIONAL WEBSITE**

RDI provides a web page for Island Village on their website: [www.ReconcilableDifferences.net](http://www.ReconcilableDifferences.net). On the Island Village page, you will see minutes of past meetings, photos, and past newsletters. Please give us your input on the page and any suggestions for improvement.

### **BOARD MEMBERS**

The IVCA Board Welcomes two new members, Directors Donn Bruse and Mary Hoehn.

Mary Hoehn and husband James moved to Island Village last summer, originally from Baltimore, Maryland. Mary and James were very active in Shrine and Masonic Groups. Mary held the office of High Priestess of the Ladies of oriental Shrine of North America in 1992-1993, also Royal Matron in the Order of the Amaranths, and held an office in the Daughters of the Nile. They are long time residents of Merritt Island, and "Just wanted to live at Island Village, not just live here, but be part of it."

Donn Bruse came to Florida in 1966 working for Hughes Aircraft and launched Surveyors to the moon, worked for NASA until retirement in 1994 and resided in North Carolina from 1994 until 2001. His three daughters live nearby, proud Grandfather of four boys and one girl.

Jacque Allen is an "original settler" at Island Village, purchased F248 pre-construction in 1973. Jacque and her husband John feel this is their home and they want it to be as nice now as it was new. Jacque has served IVCA in every position on the board. Jacque teaches swimming and Arthritis exercise classes at Pro-Health, Healthplex, Merritt Island, is a state board member for her sorority,

Alpha Delta Kappa and is Altar Guild Directress at St. Lukes Episcopal Church, Merritt Island.

Mary Touris served IVCA as President for two years, and is currently Vice President. She was a school teacher prior to raising her family. She is actively involved with her family and grandchildren.

Dave Martin was raised in Syracuse, New York, worked for the railroad for 40 years, lived in Palm City, Florida for eighteen years before moving to IVCA 6 years ago. He has three children living in Florida. Dave loves to garden and stay busy.

### **BOARD MEETINGS**

The IVCA Board meets the second Tuesday of each month September through May at 7:15 pm.



There is an "Owners Forum" at 7:00 pm, which is an opportunity for owners to express themselves before decisions are made.

### **RECREATION ROOM**

The Recreation Room is available for your personal use, there is a \$10.00 fee. To schedule, call Jacquie Allen 453-7847 to check the availability of the date, fill out the form (on the bookcase in the Recreation Room), deposit check/money with form in the office door slot. Easy!

### **PROJECTS IN THE WORKS**

**Benches:** The benches have been purchased and they will be installed around the ponds soon. **Recreation Room:** The Recreation Room is being painted, and new blinds have been purchased, they will be installed after the painted. **Pool:** The pool safety line I-bolt broke on the south side of the pool. The water level will have to be lowered for this repair in late February and ladders are ordered.



**Sod:** The area around the bridge will be sodded and the sod in our entryway "died" this winter and will be replaced.

### **REMINDERS**

Dogs are **not** allowed on the association property at any time!



### **FISH/TURTLES**

Please do not use fish food in the pond, it clogs the filters. Use bread products ONLY. If you see anyone fishing in the pond at night please call the police.

### **POOL USE**

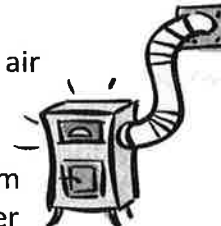
This is just to remind all residents that per Brevard County rule #64E-9-.006(2)(c), the pool is not to be used after dusk unless approved underwater and overhead lighting is installed.

### **STORAGE AREA**

The association will not be responsible for any items stored in the fenced storage area and in the building. All items in the building must be stored in waterproof containers and/or wrapped and labeled with who it belongs to.

### **SAVE MONEY-VACANT UNITS**

It is imperative that the air conditioning be kept on even though a unit is not occupied in order to prevent mold from establishing a foothold. Any owner refusing to do so will be held responsible for any damage, not only to their own unit, but to those units around them. Damage to your unit can be extremely costly as well.



### **WATER USAGE:**

The costs for water/sewer are included in your monthly assessment. Please be aware that the water is for the resident's use only.

### **TENANTS**

It is a requirement of the Association that we are made aware of new tenants **before** they move in. A "Renter Profile" may be obtained on the website or management will be happy to send you a copy. PLEASE help management and



neighbors know who is living in your unit. Owners, there is a three (3) month minimum.

### **GUESTS/RESIDENTS**

Do you know the definition of a guest? Well, a Guest is a person who has a **residence elsewhere** and is here visiting! As a courtesy, let the board know who will be using our amenities. **HOWEVER**, if that person “moves in here”, he/she becomes a resident and we **NEED** to know he/she is on the property by filling out a resident profile.

### **KEYS**

Per your Governing Documents, all owners are required to give a copy of their unit key to the association to be used in case of an emergency



### **ACTION REQUEST FORMS**

Action Request forms can be found clipped to the maintenance room door. Once the form is completed, you can either leave it at the office or send it (by mail, scan or fax) to management.



### **SELLING/RENTING YOUR UNIT?**

If you are thinking of selling your unit there are several things to bear in mind. We are STILL a 55-and-oldre community. Which means, there has to be at least ONE (1) 55 age resident in the unit All other residents should be eighteen(18) years Selling or renting your unit, you must inform the Realtor or prospective occupant of this fact prior to signing a contract or lease. Occupant profile and age verification forms need to be completed, also.

### **CAR TALK**

**Parking** Assigned parking spaces is part of the “limited common element”. It is yours to use. However, the Unassigned spaced are available to visitors and owners with two vehicles. Please us them with consideration for others by not monopolizing them.

**Caution-** When parking, do not let the front end of the car extend over the curb. The walkways need to be clear of obstruction for safety reasons.

**Speed-** Please observe the stop sign as you enter our complex, and **speed limit is 10 MPH**

**BROWN HOUSE** All vehicles parked in the Brown House lot need to have a current tag and be in road-ready condition.

### **EMERGENCY**

Call our property management company, Reconcilable Differences, at 799-0660. If it a ‘true emergency’ and ‘after office hours’ you will be given an emergency number to call.

### **LIMITED COMMON ELEMENTS**

Limited common elements are the areas within the Common Elements that you can use exclusively. Your balcony, patio 1<sup>st</sup> floor units have a garden area on each side of their entry all of which are limited common elements. There are some conditions that come with the use of limited common elements. First floor gardens on each side of unit entry is limited common area. This is the DEAL! If you plant, decorate your garden area, YOU are to maintain it. It is your choice. Please notify management if you would like to have your garden sprinklers turned on or turned off.

However, the condominium will maintain your garden area, IF you don’t plant. Again, notify the management if the garden is not maintained so it can be put on the landscape/yard contractors list.

### **BALCONIES/PATIOS**

These are not considered rooms added to your unit, you can enclose them with vinyl windows with prior permission, that are consistent style of the condominium for protection from the elements, use porch furniture, have plants and flowers. In other words, it is not a bedroom, an extra place to put an appliance or tv.

### **HOW ABOUT A SPRING SOCIAL GATHERING?**

Our Recreation Room is being refurbished, we could have a coffee or an afternoon tea to celebrate the event. The work will be completed by spring, So, expect a call from a board member, neighbor about this. We will keep you posted.

## **HURRICANE PREPAREDNESS**

Now is the time to think about getting ready for the hurricane season, some information that will help.

### **Hurricane Categories**

Category 1:	Winds of 74-95 mph
Category 2:	Winds of 96-110 mph
Category 3:	Winds of 111-130 mph
Category 4:	Winds of 131-155 mph

Prepare your home for the storm:

**Plywood on your condo windows is NOT AN OPTION.**

If you are thinking about Hurricane Shutters read this:

### **HURRICANE SHUTTERS:**

Per your Rules & Regulations, plywood is not allowed to be used as protection for hurricanes or severe weather. Hurricane shutters must be approved **before** installation by the Board and must be roll-down, accordion or storm panels and made of PVC, stainless steel, aluminum or armor screen. Any plywood attached to the building, which is common property, will be removed immediately and the owner billed for the cost of the removal and repairs to the building.



### **DEVELOP A PLAN OF ACTION:**

1. Where will you go if you have to evacuate. If you have special needs sign up with the county for a special shelter. Web Site: [www.embrevard.com](http://www.embrevard.com)
2. Always have a back-up plan.
3. Get cash from ATM/bank.
4. Determine evacuation routes.
5. Fuel your car.

**Include a 3 to 7 day supply of the following items:**

- Batteries,
- Battery operated radio
- Bleach (without lemon or additives)
- Butane lighters and/or matches
- Camera
- Cleaning and sanitizing supplies
- Eating utensils, plates etc, disposable
- Extension cords
- First-aid kit
- Flashlights
- Prescriptions
- Manual can-opener
- Non-perishable canned or packaged goods and beverages
- Plastic trash bags
- Tarps
- Toiletries: toilet paper and personal hygiene items
- Water (7 gallon per person)
- Important documents in waterproof containers or plastic bags.
  - Insurance information
  - House, car, life

**Personal Property Insurance** is a requirement for all condominium owners. You are responsible for everything from the wallboard out in our condo, think about it. That could be a bunch of money, much more than having insurance.

Island Village survived the 2005 Hurricane Season with minimal damage, but that doesn't mean we are immune from hurricanes. We have been just very fortunate. We will be talking about a Discovery Recovery and Planning to be sure we are prepared as a condominium to meet the needs of our owners.