



# ISLAND VILLAGE NEWS

## Spring 2011

### **BOARD of ADMINISTRATION**

Dave Martin	President	C220
Mary Touris	Vice President	E135
Jacquie 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. Minutes of April 12, 2011 meeting.
2. Revision Page for your Documents.
3. Renters will receive only the newsletter.

### **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.

### **NOTICE**

The 2010 Financial Statements for Island Village Condominium Association, Inc. from Cole & Associates, LLC are NOW available to owners. Call

or email Reconcilable Differences, Inc. to request your copy.

### **CHANGE OF DATE FOR THE IVCA BOARD MEETING**

**MAY 3<sup>RD</sup>, RECREATION ROOM**  
**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 for 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!

### **SOCIAL COMMITTEE**

Mary Hoehn, a committee of one with her husband Jim, hosted an Ice Cream Social April 5. Twenty-eight (28) residents participated. Mary presented her plan for the year, and eleven (11) residents VOLUNTEERED to work on the committee. See the Flyer attached to this newsletter for the details for a May Luncheon.

### **PROJECTS REPORT**

**Benches:** are installed around the lake for your enjoyment. Take a stroll, stop, enjoy the view. We really have a beautiful complex.

**Recreation Room:** The Recreation Room has been painted, new blinds installed, with new light fixtures in the annex the work will be complete.

**Pool:** The pool safety line has been repaired and



moved 3 feet closer to the shallow end. New pool ladders have been ordered, and will be installed when received. The pool will be closed during the installation of the ladders.

**Plants:** They have been planted in various places. Bushes have been trimmed after the cold weather.

**Artificial Rocks:** Rocks have been placed as covers for the lake pump and the well point valve for the lake.

### **REMINDERS**

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



### **POOL USE**

It seems like summer, with the pool water becoming usable. It is great to see so many using our pool. HOWEVER, we do have POOL RULES FOR EVERYONE to observe.

#### **The First Layer of Safety around the water is SUPERVISION**

Children are to be supervised constantly; it only takes a moment for a drowning to occur.

We not only have a Swimming Pool but we have a Lake. Summer is the time when your family come to visit, what a wonderful time. Water can be a Killer!

Drowning can be a silent catastrophe, one that can happen in the few seconds you take to answer a phone call or run inside for a towel, or a rest room break. Last year, 71% of drownings occurred in UNSUPERVISED POOLS. We have an UNSUPERVISED POOL.

**YOU ARE THE LIFEGUARD FOR YOU VISITORS!** Supervision is the first and most crucial layer of protection, means someone is always actively watching when a child is in the pool or around the lake.

A committee will be appointed at the May 3 board meeting, to review, update the Pool Rules. If you would serve on this committee, notify Mary Touris.

This is just to remind all residents that per Brevard County rule #64E-9-.006(2)(c), pool hours are Dawn to Dusk.

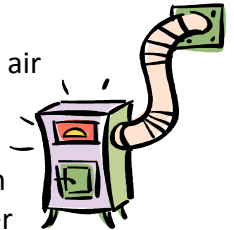
**EMERGENCIES:** Call our property management

### **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.

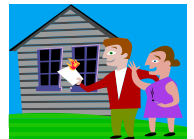


### **WATER USAGE:**

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. If access is required in an emergency, the fire department has been known to **BREAK DOWN THE DOOR!**



### **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-older 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.

### **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.

### **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 a 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.