



Island Pointe

Luxury Waterfront Condominium Residences

10350 West Bay Harbor Drive
Bay Harbor Islands, FL 33154
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ydais.laya@fsresidential.com

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IMPORTANT NUMBERS

Main 786-506-0943
Office..... 305-864-8296

OFFICE HOURS

Mon. - Fri......8:00 AM - 4:00 PM

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ISLAND POINTE REMINDER RULES & REGULATIONS

TRASH / LAUNDRY ROOM DISPOSAL OF CARDBOARD BOXES AND RECYCLING ITEMS

The trash/laundry room has several uses, including residents doing their laundry. Unfortunately, it has come to our attention that on several occasions, some residents leave boxes inside the room without flattening them. This practice hinders other residents from properly using this facility.

To properly use these areas, maintain cleanliness, and respect others, we ask that all residents and guests follow the following rules and regulations.

1. The trash/laundry room hours of use are:
 - Washer/Dryer: From 8:00 AM to 9:00 PM
 - Trash Chute or Recycling: 8:00 AM to 10:00 PM
2. The cardboard boxes must be broken down and placed on the side for the staff to remove them.
3. If you need to dispose of a large quantity of recycling items or cardboard boxes after hours, please bring them down to the recycle bin on the first floor. If it is during the housekeeping/maintenance staff working hours, please let us know so we can assist. Please note that using these facilities after hours often causes significant noise and discomfort to other residents.
4. Completely seal all garbage bags before throwing them down the trash chute.
5. The trash chute door must be kept closed when not in use. Leaving it open not only spreads bad odors in the hallways but is especially uncomfortable for the residents living close to the trash/laundry room. Please be considered.

FINES:

All violations of Island Pointe Condominium Rules and Regulations will be addressed by the Grievance Committee and referred to the Board of Directors for approval of fines up to \$100 per occurrence.

THANK YOU!

FOR KEEPING OUR BUILDING CLEAN & ORGANIZED.



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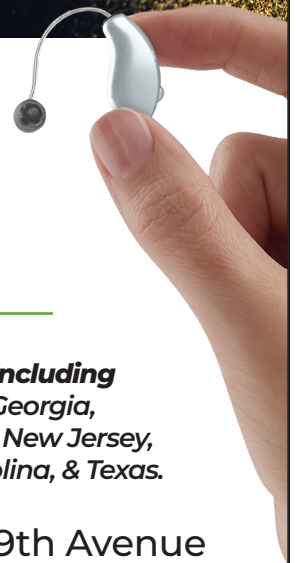


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HOT SPINACH ARTICHOKE DIP

- 1 (8 oz) package cream cheese, softened
- ¼ cup mayonnaise
- ¼ cup grated Parmesan cheese
- ¼ cup grated Romano cheese
- 1 clove garlic, peeled and minced
- ½ teaspoon dried basil
- ¼ teaspoon garlic salt
- salt and pepper to taste
- 1 (14 oz) can artichoke hearts, drained and chopped
- ½ cup frozen chopped spinach, thawed and drained
- ¼ cup shredded mozzarella cheese

Gather all ingredients. Preheat the oven to 350 degrees. Lightly grease a small baking dish. Mix cream cheese, mayonnaise, Parmesan cheese, Romano cheese, garlic, basil, garlic salt, salt, and pepper together in a medium bowl. Gently stir in artichoke hearts and spinach. Transfer the mixture to the prepared baking dish; top with mozzarella cheese. Bake in the preheated oven until bubbly and lightly browned, about 25 minutes.





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cgpimarc@earthlink.net | 786-223-9417

Toasting To a New Year

Toasts have existed for almost as long as drinking itself. To help you bring in the New Year properly, here are some great Irish toasts.

- In the New Year, may your right hand always be stretched out in friendship but never in want.
- May you be in heaven a full half hour before the devil knows you're dead.
- May you be poor in misfortune, rich in blessings, slow to make enemies, quick to make friends. But rich or poor, quick or slow, may you know nothing but happiness from this day forward.
- May the roof above us never fall in, and may we friends gathered below never fall out.
- Here's to you and yours and to mine and ours, and if mine and ours ever come across you and yours, I hope you and yours will do as much for mine and ours as mine and ours have done for you and yours.
- May you have warm words on a cold evening, a full moon on a dark night, and the road downhill all the way to your door.
- May the Lord keep you in his hand and never close his fist too tight on you.

Bridge Across the Water

On New Year's Day, 1914, a fellow called Tony Janus started the world's first passenger-carrying airline when he flew from St. Petersburg, Florida, to Tampa, just 19 miles across Tampa Bay. Since the plane, a flying boat, flew only 15 feet above the water, his only fare-paying passenger got a real bird's eye view of the bay! That passenger was prominent citizen of the area, George Gandy. Today there is a bridge named after him across Tampa Bay, which raises the inevitable question: did Mr. Gandy really enjoy his flight?



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