



Island Pointe
Luxury Waterfront Condominium Residences
 10350 West Bay Harbor Drive
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IMPORTANT NUMBERS

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OFFICE HOURS

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

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REMINDERS - RULES & REGULATIONS

Abiding by the condominium rules and regulations ensures a harmonious living environment, maintains property values, and promotes safety and respect among residents. Plus, following the rules can help avoid fines and legal issues.

PETS (extract from the Association’s Rules and Regulations)

1. **Registration:** All pets housed at Island Pointe must be registered with the Management Office. A picture of the pet will be kept on file, and a registration tag will be provided. Proof of registration with Miami Dade County and proof of vaccinations will be requested for all pets being registered. Dog owners may be asked to have their pets available for a Screening Committee review. Renters are not allowed to have a pet.
2. **Deposit:** A \$500 security deposit must be provided for any new pet if the pet is likely to regularly utilize common areas. The deposit will be held by the Association and may be applied toward any damages to common area property caused by the pet.
3. **Visiting:** Guests are not authorized to bring pets onto the property.
4. **Tag:** A registration tag will be provided for registered pets and must be visible when the pet is on common property.
5. **Weight:** No dog shall exceed 50 pounds. A unit owner or resident may keep two dogs and/or two cats, provided that the total weight does not exceed 50 pounds.
6. **Unattended:** Pets must be confined to the owner’s unit and must not be allowed to roam freely or be untethered in the hallways, lobby, or other common areas. Pets must not be left unattended on the balcony.
7. **Designated Areas:** Pets must be kept on a leash in common areas and on the outside premises. Pets must be walked in designated areas only and may not enter the pool area or any non-designated grassy area, shrubbery, or flower beds.
8. **Elevator:** Pets must use the Service Elevator unless carried or transported in an enclosed carrier, in which case they may use the passenger elevator. A fine of \$100.00 will be imposed for any damage caused by a dog. Charges will be levied against the Unit for any associated cleanup or repairs.
9. **Waste Disposal:** Animal waste, including kitty litter, must be double-bagged in plastic before being placed in trash chutes. Disposal via sinks, toilets, or tub/shower drains is prohibited.

Reminders (cont. from page 1)

- 10. Waste Collection:** Pet owners must properly collect and dispose of pet waste. Failure to do so will result in fines. Repeat offenders may be fined for each incident.
- 11. Damages:** Pets are not allowed in the flowerbeds, clubroom, party room, pool area, game room, terrace, business center, or fitness center. Any damage to common areas caused by a pet will be the full responsibility of the Unit Owner/Resident.
- 12. Noise:** Complaints regarding excessive noise by a pet may result in a fine to the pet owner.
- 13. Nuisance:** No exotic or vicious pets or those creating a nuisance to others are allowed. No breeding of pets within the unit is permitted.
- 14. Revocation:** Owners of pets with habitual offenses may have their approval revoked and be asked to remove the pet. All rules apply to any animal on Island Pointe property, including visitors.

OTHER RULES AND REGULATIONS

- 1. Cardboard boxes** must be broken down and placed on the side of laundry/trash room for removal. Completely seal all garbage bags before throwing them down the trash chute.

- 2. The trash chute door** must be kept closed when not in use.
- 3. Children’s Play:** Children shall not loiter or play in the interior common area. Skate shoes, skateboards, etc., may not be used in the building lobby or interior common areas.
- 4. NOISE:** No Unit Owner or Resident or his/her guests shall make or permit any disturbing noises to be made in the building or Condominium grounds, nor do or permit anything to be done that would interfere with rights, comforts, or convenience of others.
- 5. Quiet Hours:** No Unit Owner and/or Resident shall have loud parties, slam doors, play or allow to be played any musical instrument, radio, television, stereo system, tape recorder or the like, which interfere with the other resident’s quiet enjoyment at the Condominium between the hours of 10:00 p.m. and 8:00 a.m. Construction work, hammering or other noise producing activities by or for a Unit Owner or Resident shall be limited to the hours of 9:00 a.m. to 4:00 p.m. Common area repairs or construction, whether for an emergency, by or for the Association, may occur outside of these restricted hours. A fine of \$100 will be imposed against any resident who violates these provisions.

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ANNOUNCEMENT



Cleaning of Garage

We want to give you a heads-up about the upcoming cleaning of the North and West garages. The association will provide a 40-day deadline *starting on March 1st, 2025* for residents to remove their personal items from in front of their parking spaces. These items have become a significant trip hazard and expose the building to liability, especially as some critical areas, like electrical rooms, are being blocked by bicycles and other personal belongings. This not only poses a danger but also exposes the association to significant fines from the local government. The team is working on solutions for storing some of the bicycles and kayaks.

Preventive maintenance and painting will be conducted in the garages during the months of March and April to ensure compliance. Some of the tasks include painting traffic lines, walls, and columns; painting garage pipes according to OSHA colors; and installing signs such as those for exits/entrances and equipment rooms.

Thank you
The Island Pointe Management Team

IP COMMUNITY CORNER

On February 10th, we celebrated the 90th birthday of our dear Mrs. Ruth Kruger, a longtime owner at Island Pointe. From this corner, we want to wish her a Happy Birthday from all of us at Island Pointe! Mrs. Kruger also wants to share the following message with the community:



“Big Thank You to the staff here at Island Pointe. February was my 90th birthday & I am most grateful for all the help I have received over the years to this occasion. Very Best Wishes& Good Health to everyone!!!! Most Sincerely, Ruth Kruger”



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Don't Forget... Spring Forward

Daylight Saving Time begins for most of the United States at 2 a.m. on the **Second Sunday in March** and lasts until 2 a.m. on the First Sunday of November. **Be sure to set your clocks ahead one hour at 2 a.m. on Sunday, March 9th.**

This is also a great time to change the batteries in your smoke and carbon monoxide detectors. Many fire departments encourage people to change their batteries in these detectors when they change their clocks, because it can be so easy to forget otherwise. "A working smoke detector more than doubles a person's chances of surviving a home fire," says William McNabb of the Troy Fire Department in Michigan. More than 90 percent of homes in the United States have smoke detectors, but one-third are estimated to have worn-out or missing batteries.





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STRAWBERRY CHEESECAKE BITES

Ingredients

- 2 tablespoons graham cracker crumbs
- 1 (8 ounce) package cream cheese, softened
- ½ cup confectioners' sugar
- 2 teaspoons vanilla extract
- 12 large fresh strawberries
- 2 (1 ounce) squares semisweet chocolate (Optional)
- 1 teaspoon canola oil (Optional)



Directions

Line a baking sheet with waxed paper. Place graham cracker crumbs into a shallow bowl. Beat cream cheese, confectioners' sugar, and vanilla in a bowl until smooth. Spoon mixture into a piping bag fitted with a large round tip. With a sharp paring knife, cut a cone shape out of the top of each strawberry to leave a small hollow. Pipe about 1 tablespoon of the cream cheese filling into each strawberry, making sure the filling overflows a bit out of the top of the strawberry. Hold each strawberry upside down to dip filling into crumbs until coated. Melt chocolate and canola oil in a microwave-safe glass or ceramic bowl in 30-second intervals, stirring after each interval, until warm and smooth, 1 to 3 minutes. Dip strawberry tips into melted chocolate, then place onto the prepared baking sheet and refrigerate until set.

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