



Island Pointe

Luxury Waterfront Condominium Residences

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IMPORTANT NUMBERS

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OFFICE HOURS

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

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COMMUNITY UPDATES

- **Slope Entrance Color:** The Grounds Committee is working on selecting a cohesive color for the slope entrance to enhance curb appeal.
- **New Transponders:** For those residents waiting for transponders, a new batch of vehicle transponders is expected to arrive during the first week of October. We will notify residents once they are ready for pick up.
- **Bike Rack Installation:** A structural engineer is advising the Board on the best solution to safely install a bike rack on the property. More details will follow.
- **Kayak & Paddle Board Rack:** The kayak rack is now ready for use! A paddle board is also being ordered to enhance this amenity for residents.
- **2026 Budget Planning:** Work has begun on the 2026 budget. Your feedback and participation in upcoming meetings are encouraged and appreciated.
- **Annual & Association Meetings:** To promote greater participation, the Board will vote on a resolution at the next meeting to approve electronic voting. The meeting date will be announced soon.
- **60-Year Recertification:** An engineering firm will be selected at the next Board meeting to assist in choosing a general contractor for the 60-Year recertification and structural repairs next year.
- **E.V. Charging Stations:** Final proposals will be submitted to the Board for review, and selection of a company at the next meeting.
- **Building Window Cleaning:** Window cleaning is scheduled to begin in early December, following the end of hurricane season.

FRIENDLY REMINDERS

- **Door Decorations:** To maintain a uniform and aesthetically pleasing appearance, only religious items, or holiday decorations (permitted for up to 30 days) may be placed in front of unit doors. All other items should be removed to preserve the building's visual harmony.
- **Floor Storage Units:** If you have a storage unit on your floor, please be considerate of your neighbors. All personal items must be kept inside your designated unit. Furniture or miscellaneous items should not be left in common areas or walkways, as this blocks access and poses safety concerns.
- **Water Dock Fishing Area:** When fishing from the water dock, please ensure you clean the area afterward. A sink and hose are conveniently located for cleaning up. Additionally, please note that children must be always accompanied and supervised by an adult while using the water dock fishing area.

Thank you for helping us keep our community safe, clean, and enjoyable for everyone!

NATIONAL GOOD NEIGHBOR DAY

While every day is a good day to be a good neighbor, Sept. 28 reminds us that in this busy, digital world, there are real people living just across the hall or a few floors away. Isn't it time to get to know them? Some celebrate Sept. 28 as National Good Neighbor Day, while others mark it on the 4th Sunday of September—but whatever day is chosen, being a considerate condo neighbor can be achieved in many ways.



- Start with a smile and a friendly hello. If someone new moves into your building, a small welcome gift—like fresh fruit, a potted plant, or even an invitation to coffee by the pool—can go a long way.
- Respect shared spaces. Hallways, lobbies, the gym, and the pool belong to everyone. Keep noise down, clean up after yourself, and make sure your guests do the same.
- Be mindful with pets. Always pick up after them, use designated areas, and make sure barking or other noises don't disturb the peace of your neighbors.
- Keep your balcony and entry neat. A tidy space helps everyone enjoy the view and keeps the building looking its best. Dispose of trash properly, keep plants trimmed, and avoid clutter in shared areas.
- Look out for one another. If you know a neighbor who is elderly or lives alone, check in from time to time. A quick chat in the elevator or an offer to pick something up from the store can mean a lot.
- Stay aware. A community thrives when neighbors keep an eye out for one another. Report suspicious activity to building management or security, and encourage a culture of care.

There's still plenty of warm weather to invite a neighbor to join you for a casual cookout on the patio, a poolside gathering, or even a fall-themed get-together. Being a good neighbor isn't just thoughtful—it can be fun!

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Skillet Chicken Bulgogi

- ¼ cup chopped onion
- 5 tablespoons soy sauce
- 2 ½ tablespoons brown sugar
- 2 tablespoons minced garlic
- 2 tablespoons sesame oil
- 1 tablespoon sesame seeds
- ½ teaspoon cayenne
- salt and pepper to taste
- 1 lb skinless, boneless chicken breasts, cut into thin strips

Whisk onion, soy sauce, brown sugar, garlic, sesame oil, sesame seeds, cayenne pepper, salt, and black pepper together in a bowl until marinade is smooth. Cook and stir chicken and marinade together in a large skillet over medium-high heat until chicken is cooked through, about 15 minutes. Optional: add vegetables of your choice. Serve over rice or noodles. 4 servings







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