

Island Points of View

A Monthly Newsletter for Residents of the The Island Pointe Condominium

Volume 15 Issue 2 October 2026

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IMPORTANT NUMBERS

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OFFICE HOURS

Mon. - Fri......9:00 AM - 5:00 PM

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MESSAGE FROM THE MANAGEMENT

Dear Residents,

As we move into October, Management would like to share several important community updates, reminders, and ongoing initiatives. Thank you for your continued cooperation and participation in helping us maintain a safe, welcoming, and well-managed community.

Welcome Angela Chirita
We are pleased to welcome **Angela Chirita, LCAM**, as Island Pointe's new Assistant Community Association Manager. Angela will assist with support the condominium's day-to-day operations, resident communications, administrative matters, and ongoing community initiatives. Please stop by the Management Office to introduce yourself or contact Angela at **angela.chirita@fsresidential.com**.

Management Office Hours
The Management Office is available during the following hours:



Monday through Friday: 9:00 a.m.–3:00 p.m.
3:00 p.m.–5:00 p.m.: By appointment only

For assistance, please contact:
Edward Rodriguez: edward.rodriguez@fsresidential.com
Angela Chirita: angela.chirita@fsresidential.com

For building-related emergencies outside office hours, please contact the Front Desk.

Exterior Gate and Key Reminder
The exterior gates are now secured **24 hours a day**. Residents must use the updated exterior key to access the property.

If you have not yet obtained your new key, please visit the Management Office as soon as possible. For everyone's safety, please do not allow unknown individuals to follow you through secured entrances.

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Message from the Manager (*cont. from page 1*)

Kayak and Paddleboard Registration



All kayaks and paddleboards stored on Association property must be registered with the Management Office and placed only in an assigned storage space.

Please remember:

- Storage spaces are assigned by Management and may not be transferred between residents.
- Receiving or purchasing a kayak or paddleboard from another resident does not automatically transfer that resident's storage space.
- Due to the current waiting list, newly acquired watercraft must be removed from the property until an approved storage space becomes available.
- Kayaks and paddleboards may not be stored in hallways, garages, or other unauthorized common areas.
- Residents seeking storage should contact Management to register their equipment and be added to the waiting list.

Thank you for helping us keep t**he storage areas organized, safe, and accessible.**

Parking and Vehicle Registration

Residents are reminded that all vehicles must be properly registered with Management and display the required parking identification.

Please observe the following:

- Park only in your assigned space.
- Guest parking is not available.
- Do not allow vehicles to enter behind you through a secured gate.
- Report unauthorized vehicles or parking concerns to the Front Desk or Management Office.
- Notify Management whenever your vehicle information changes.

Package Pickup Reminder

Please retrieve packages from the designated package area promptly after receiving notification. Timely pickup helps prevent overcrowding, misplaced deliveries, and unnecessary delays for other residents. Management and Front Desk personnel cannot guarantee the condition or security of packages left for extended periods.

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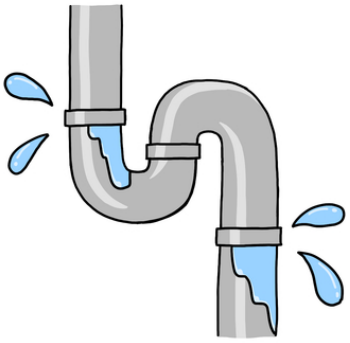
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Message from the Manager (*cont. from page 2)*

Maintenance and Leak Prevention

Please report water leaks, unusual plumbing conditions, or signs of moisture immediately. Prompt reporting can help prevent damage to neighboring units and common areas.



When repairs inside a unit require a plumber or other contractor, owners and residents should use properly licensed and insured professionals. A Certificate of Insurance may be required before work begins.

Hurricane Season Reminder

Hurricane season continues through **November 30**. Residents should continue to monitor weather conditions and keep balconies and terraces free of unsecured furniture, decorations, plants, and other objects that could become hazardous during strong winds.

Please ensure that Management has your current emergency contact information.

Community Courtesy

As a reminder, please be considerate of your neighbors by:

- Keeping noise at a reasonable level, especially during evening hours.
- Keeping hallways, stairwells, and other common areas clear.
- Cleaning up after pets and keeping them properly leashed.
- Following all posted pool, gym, parking, and common-area rules.
- Reporting maintenance or safety concerns promptly.

Thank you for your continued cooperation and for helping make Island Pointe a safe and enjoyable place to live.

Warm regards,

Edward Rodriguez, LCAM Property Manager
Angela Chirita, LCAM Asst. Community Assoc. Manager
Island Pointe at Bay Harbor Condominium Association, Inc.



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Island Pointe

Offering some neighborly advice.

As a fellow resident of Island Pointe, I take pride in guiding neighbors like you along all of your real estate journeys.

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