



March 10, 2015

Hi Everybody,

Thank you all for your interesting and informative feedback. I hope this monthly summary encourages you to become more involved in our community. Your elected POA Representative needs to know your thoughts. When you do respond to me, please include your building number, so I can forward it to them. Better yet, copy them on your response.

#### Children's Playground:

The current Children's Playground is 12 years old and is showing signs of extreme rusting and metal fatigue. The damage is throughout the equipment and better to replace than repair. Janette Giddings and Jorge Garcia, 2000 resident, involved with Capital Contracts for Dade County School Board have looked at many different playground designs and equipment. Advanced Recreational Concepts at St Andrews Country Clubs in Boca and visited installation of equipment at several Dade County schools is the product they deemed would be best for our children. The equipment selected serves both 2-5 and 5-12 year old children.

The discussion lasted an hour with back and forth recommendations. The Finance Committee wanted more due diligence and bids. It was also suggested that we wait until an overall Island strategic plan is created and accepted. In the end, the proposal was tabled. One piece of equipment was immediately closed down. A certified playground safety Consultant will be called in for evaluation to determine if the rest of the playground is safe. I strongly suggest you make a point of watching this on Channel 35 when it is on later in the week.

#### Café Project:

The project is moving on schedule at this time. Three of the four construction companies have made presentations to the Construction Committee. The Committee meets every Monday at 3:00. They and Amicon are reviewing the proposals. At this POA meeting, the Board voted unanimously to formally approve the expenditure of 4.5M for renovation of Café/Spa entrance. At this stage, financing will be managed by the two assessments of \$556 each, the first of which was paid this past Dec. 2014 and the second due Dec. 2015 plus a portion of reserves will be available.

When this project begins, late April/May, the Café will close and a temporary Café will operate in the Island Club ballroom. The IC Ballroom will close for reconfiguration April 11. The proposal to move the POA offices and tennis shop to trailers placed on one of tennis courts will not be necessary. Although it may be somewhat disruptive to the staff, they and Amicon, have agreed to work around one another, rather than incur the costs of moving and trailers.

#### Food and Beverage:

Interviews are ongoing for a new F & B Director. The right fit is hard to find. Concurrently, work on improving food and service is happening. Our secret shopper program with Coyle started months ago, continues to show improvement in both venues with many of the measurements in the high 90's. Food quality and consistency have improved. Service needs greater consistency and requires better training. It is a main charge to a new F & B Director when he/she comes on board.

#### Strategic Plan:

An Ad Hoc committee has been meeting for some time. They have been looking at opportunities for continuing improvements to our unique properties and values. High on their list is a new Island Shop. For those of you who are new to Williams Island, when the Developer originally operated the Island, they had a small shop on what is now Bellini. The Shop sold newspapers, bread, milk, light breakfast, soup, sandwiches etc. Friends met there for coffee; it had a wonderful social ambiance. Also, the Island Club pool area needs major work. Other considerations are what we might want to do with the IC itself, consistent signage and landscape in the public areas, bathrooms in the area of the children's playground.

To accomplish this, alternative financing is being evaluated. While rates are so low, it may be wise to refinance our existing mortgage and extend it, so we would not have any change or increase in payment, but payment would be for a longer period. We are not ready to go forward with this; it is still in the investigative stage.

#### Dog Poop:

As a first step, our Security staff will be authorized to be aggressive in monitoring/documenting violators of our pick up rules. Essentially, a pickup service is not only expensive, but will likely discourage many of the dog owners who now pick up, to feel that the service will do it for them. DNA testing is very expensive and no guarantee that we catch all offenders. The Security staff will now do frequent unannounced sweeps to observe and photo/ticket the offenders. The Grievance Committee will handle fines and penalties. Pet owners are the most aware of the offenders, so please forward that information to Dan O'Connell's office for monitoring. I want to remind you, resident owners are responsible for pick up failures by housekeepers or lessees of their units.

#### Litigation:

Developers of the Prive on the North Island have filed a lawsuit against 5 of our present and past Board Members (together with a number of residents of Island Estates) for damages Prive alleges they have suffered as a result of the opposition to their project. The five POA Directors have requested defense and indemnity in connection with the lawsuit. This obligation is not only mandatory under Article IX of our By-Laws, but also serves to start the process for obtaining insurance coverage for both defense and indemnification. The Board voted to authorize indemnity and defense as was required.

The Third District Appellate Court overturned the temporary injunction against completing the sidewalk on the South Island. There was another hearing Friday. The Judge did not reinstate the injunction, however at this time, the City has not issued a permit to the Developers.

#### Sculpture Garden:

Mr. Margulies has offered to lend two more sculptures to the Triangle, making it a sculpture garden.

C & E:

Thursday, March 12<sup>th</sup>, Lou Villano and Dick Capri will entertain Islanders in the IC. The show is fully booked and requires a bracelet. If you have reservations but find you cannot go, PLEASE call in your cancellation, so we can take someone off the wait list. The last movie in the IC is March 26<sup>th</sup> is "Loose Cannons" from Italy. The last event in the IC before it closes for Café renovation is April 10<sup>th</sup> is the Spring Fling" with dancing with DJ Marky Mark, delicious light refreshments and a glass of wine. The nominal charge is \$10:00 pp, charged to your account. Movies will continue through the summer in the 7000 Building party room. For the April 30<sup>th</sup> movie, "My Best Enemy", please call the Hot Line 305-466-3567. We just need a count.

Golf:

The Sixth Annual Golf Tournament will be March 29<sup>th</sup> at the Diplomat, starting at 8:45 a.m. with a light breakfast, contests, and full 18 hole day of golf followed by a sumptuous lunch. It is \$95 for WI members and \$75 for WI/Diplomat Golf members. See your Concierge or the WI website for registration. The Diplomat has offered WI residents very special membership rates, including a seasonal membership. At this late date in the season, talk to Sean the golf pro for a short season arrangement if this is your first membership.

This Synopsis is on behalf of all your POA Board members: Feel free to contact them directly, too.

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For a full picture, including financial and budget reports. of the POA meeting later this week, watch it on Channel 35 at 8 a.m., 2,8, 10 p.m. daily.

With warm regards,  
Wilma Felder, WIPOA Secretary  
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