



**WELCOME TO ISLAND POINTE CONDOMINIUM  
DAY ONE HELPFUL HINTS**

**FAIRWAY MANAGEMENT:** ON SITE MANAGEMENT: 321-806-4908 Fairway Management Main Office: 321-777-7575  
M & W 9 A.M. TO 1:00 P.M. Fairway Emergency After Hours: 321-690-3501  
T & Th 1:30 TO 6 P.M. SHERIFF / FIRE / EMS 911  
Friday 9 A.M. TO 12:00 P.M.

**GUARD HOUSE:** 321-499-0646 MANNED 6 A.M. TO 1 A.M. 7 DAYS A WEEK.

**MOVE IN FORMS AND INSTRUCTIONS:** CONTACT MANAGEMENT OFFICE, 470 SAIL LANE

**RESIDENTS WEBSITE:** [WWW.ISLANDPOINTECONDO.ORG](http://WWW.ISLANDPOINTECONDO.ORG) PLEASE LOG ON AS SOON AS POSSIBLE TO GET YOUR ACCOUNT ESTABLISHED AND TO HAVE ACCESS TO ALL THE DOCUMENTS AND UP TO DATE INFORMATION PERTAINING TO YOUR NEW HOME.

**GATE CODES, GARAGE CODES, FRONT DOORS CODES, PARKING STICKERS:** PROVIDED BY MANAGEMENT OFFICE

**MOVERS, CONTRACTORS, VENDORS:** ONLY ALLOWED MON - FRI 8 A.M. TO 5 P.M. (EXCEPT HOLIDAYS)  
MUST BE COMPLETED BY 5:00 P.M. NOTIFY GUARD BEFORE ARRIVAL.

**MODIFICATIONS TO CONDO UNITS:** ANY CHANGES TO THE CONDO UNIT, BALCONY OR GARAGE MUST BE PREAPPROVED BY THE ISLAND POINTE ARCHITECTURAL REVIEW BOARD (ARC). RESIDENTS ARE NOT ALLOWED TO DRILL INTO THE FLOOR OR CEILING OF THE UNIT, BALCONY OR GARAGE AT ANY TIME.

**UTILITIES:** FPL 800-226-3545 OR 321-723-1195 [www.fpl.com](http://www.fpl.com)  
SPECTRUM (CABLE AND INTERNET AND PHONE) 866-309-3279 [www.spectrum.com](http://www.spectrum.com) TELL THEM WE HAVE A BULK CONTRACT. THE MANAGEMENT OFFICE CAN LET YOU KNOW WHAT IS INCLUDED AS PART OF YOUR CONDOMINIUM OWNER'S ASSN (COA) FEES.

WASTE MANAGEMENT 321-636-6894 ONLY FOR BULK ITEMS OR HAZARDOUS WASTE.

**GARBAGE DISPOSAL:** GARBAGE CHUTE ON EACH FLOOR NEAR ELEVATORS. BAGS NO LARGER THAN 13 GALS.  
RECYCLE BINS IN GARBAGE ROOM LOCATED ON FIRST FLOOR ON SIDE OF BUILDING.  
BOXES NEED TO BE BROKEN DOWN AND EITHER BUNDLED OR PUT IN RECYCLE BINS.  
NO PLASTIC BAGS OR GARBAGE IN RECYCLE BINS

**PETS:** MUST BE ON LEASH WHEN OUTSIDE OF UNIT. PET WASTE BAGS AND DISPOSAL CONTAINERS LOCATED THROUGHOUT THE COMPLEX.

**GUESTS:** MUST STOP AT GUARD HOUSE FOR PASS AND PARKING INSTRUCTIONS. PLEASE NOTIFY GUARD BEFORE THE GUESTS' ARRIVAL. THEY MUST PARK IN DESIGNATED VISITOR PARKING. FREQUENT GUEST NAMES CAN BE PROVIDED TO THE GUARD OFFICE FOR INCLUSION IN THEIR BOOK.

**PEST CONTROL:** CALL MANAGEMENT OFFICE TO ARRANGE FOR AN APPOINTMENT. THIS SERVICE IS INCLUDED IN OUR COA FEE

**BUILDING GARAGE DOORS:** USE CAUTION ENTERING THE GARAGE AREA THROUGH THE MAIN GARAGE DOOR AS IT CLOSES AUTOMATICALLY.