

## Ocean Oasis (Islamorada Beach House) Property Manual

Erin and I want to thank you for choosing to stay at our beautiful home! If you have any questions that are not answered in this manual, please contact the property manager Megan Reilly at (305) 942-9954. If Megan is not available, please contact Vic Owoc at (954) 562-4851. We hope you make many special memories at Ocean Oasis!

- The cleaning crew is usually finished around 3 on Friday (or your day of arrival) so plan on arriving after then. If you come earlier, please stay out back and wait to bring your personal items inside until they are finished (except for any food that needs to go in the refrigerator).
- The keys to the house are in the lock box on the wall outside the door downstairs. The code to get in the lock box is 7777. When you leave please lockup and put keys back and change code.
- The outdoor lights come on at 6 and go off at 11pm. These lights cannot be on later than 11pm, due to the turtles nesting.
- The grill is behind the outdoor bar and has a 2 spare gas tanks next to it or in the shed by the front door. If you plan on grilling and run out of gas, please contact Megan and she will assist in refilling the tanks.
- We have rakes and a pitchfork in the back area if needed for seaweed.
- The combination to the rear shed is 1305. There is mostly construction related items there but also some floats, chairs and other items you may want to use. Please always keep locked. The mosquito system is also in this shed.
- Other instructions related to the house (garbage, a/c etc..) are inside the house on the table to the left. Please read through it as there is a lot of good information contained in there on the house and things to do while in Islamorada.

### **Before you leave:**

- Make sure pool light is off.
- Please run the dishwasher before you leave and take all garbage out to the street.
- Make sure upstairs thermostat is set up to 78F degrees F and bottom 4 thermostats are set to 25 Celsius
- Make sure all furniture (inside and outside), lawn chairs, lounge chairs, kayaks, paddleboards, umbrellas, toys, etc is put back where it was when you checked in please!!!!
- Put garbage cans out front and push back any empty cans.

## LED Pool Light

The LED pool switch is located by the pool pump right next to the black pool heater. Up for on, down for off. It is set to fade blues and greens that look the very best outside. However, if you want to play with the colors, turn it off then on again and it will switch colors and sequences. Please turn off at end of night.

## Kayaks and Paddleboards

Please put them as close to the shrubs as possible like you found them when you are done using them. Please make sure the kayaks are upside down so no water collects in them. Please make sure the paddleboards are upside down so the fin does not touch the sand.

## Bar LED Lights

There are LED lights on the outside of the bar. To turn them on, there is a switch located right on the right side of the bar.

## Lights Above Bar

There are LED lights above the bar that leads to the pool. To turn these on, go behind bar and make sure that a grey cable is attached to the GFI power outlet and the outlet is not tripped. To turn on, there is a switch on the palm tree above the bar. Please turn off when not in use.

## Pool Heater

A new pool heater is located behind the jacuzzi. You can hit the arrows up or down on the front panel to control the temperature. PLEASE turn this off when you are not using it. The heat will take some water from the pool so you may need to add water if you are using this heater. Please always remember to turn off the heater at night and when you leave.





**Organic Mosquito System** is set to spray once every morning, but on days (especially during the summer with no winds or a big event with many people) you may need to activate the system more often. To do so, simply open the cover and hold the 2 white switches down for 4 seconds. The system will activate for 30 seconds. Please close system and **put on leather cover** when this is completed. The code to the back shed is 305.



**Seaweed** will always come up on the beach and we do our best to clear it a day or so before you arrive. But you will ALWAYS have some seaweed. At times there can be several yards of seaweed that comes over night and at times very little (like below). In the event there is seaweed during your stay that you do not care for, there is a steel rake in the small shed to rake the seaweed. It is recommended to rake the seaweed back into the water when the tide is going out to be washed away back at sea. During turtle nesting season, you may only rake a small area to provide access to the beach. Please notify us if the seaweed is bad and you have an event coming up so we can have our landscaper rake the seaweed back.



**ONLY PUT GARBAGE IN THE DARK GREEN AND BLUE CANS!!!!**

Tenants must also NOT put ANY garbage in the large light green bins that are intended for (and state) lawn and leaves. A \$200 fee will be taken out of the deposit if any garbage is placed in these light green large bins. We would have to pull the old garbage out and move it to the correct bins - YUK!

\*\*\*\*\* EMPTY GARBAGE CANS cannot be left out overnight or the Village of Islamorada will charge us \$75 for EACH OCCURANCE. They are very picky about this, so please push the cans close to the hedges once the garbage truck has come or we will have to take that fee from your deposit \*\*\*\*\*

**DON'T FORGET:** Tenants must put back chairs, lounge chairs, tables, bricks, lights, kayaks, paddles boards, furniture, umbrella's back in the general location that they found them in when they checked on OR there be a \$200 fee taken out from the deposit.

**Internet Information:** WIFI NAME: Ocean Oasis, Password: Islamorada