



Villa  
FloridaDream

[www.FloridaDream.at](http://www.FloridaDream.at)

## Informations from A until Z

On the following pages can be found many useful information around our House.

In addition, Gabi Breuer our house supervisor and her husband Sylvio standing available for more questions if you have.

You can call us free on Skype from Florida with the existing laptop:  
villa.floridadream.o.tschallenermoni  
Or via WhatsApp phone / chat: +43 664 80 666 4 888

We wish you a great stay in Florida!



Family Tschallener



**What significance  
does the small  
Pixel image  
(top),  
See page 22**



© [www.FloridaDream.at](http://www.FloridaDream.at)



**Bitte die  
Info-Mappe aus dem  
Haus nicht  
entfernen.**

# Welcome! Dear Guests.

After you have had a pleasant journey, we may welcome you in our „Villa FloridaDream“.

On these pages can be find many details, so that you find yourself best way around in our House.

If you have Problems you contact Gabi & Sylvio Breuer [a German couple] Tel. 001 [941] 538 3372 or [Mobile] 001 [941] 704 7414.

„Woods of Palma Sola“ has its own adjacent security system. This means a voluntary people keep an eye on all the houses in this area. neighbor look at neighbor! So if someone will ask you in front of the House, you just have to say that you are a friends of us and spend your holidays here.

Furthermore we ask you to not carry out any orders [newspapers, products...] on the home address.

Should someone offered you anything on the phone, we ask you to reject it.

Note the home address with phone number or scan the QR code so that it is available in case of need:: Villa FloridaDream  
202 73rd Street NW, Bradenton, FL 34209, USA , Tel. +1 941 242 5890



Feel good and enjoy a pleasant and relaxing stay at our villa,  
this is what we want  
your homeowners and your

on-site property management



Moni & Albert Tschallener



Gabi & Sylvio Breuer

We would be grateful if you notify us defects, etc.!



**Please the  
Info folder from  
the house not  
remove.**



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# Informations from A to Z

## Cars

The two-car garage offers enough space for 2 cars. Also the waste bins and 2 bikes can be found in the garage. The garage door can be open with the remote or the door switch [in addition to the connecting door to the (laundry) utility room]

➡ Please always close the garage door!

## Bathroom

here is a bath for the masterroom and a bath for the rest of the rooms and also a separate guest toilet available. Bath towels are sufficient. In case of need understandable, you can use the washing machine and the dryer.

➡ The bath towels may not are taken to the beach! There are own beach towels in the laundry (utility)room.

## Cleaning

If you like to have a cleaning during your stay ask Gabi Breuer Tel: [941] 538 3372 approximately USD 20,- / H

## Shopping

You can buy very cheap in Bradenton. We have compiled shopping tips on our home-page [www.FloridaDream.at/shopping](http://www.FloridaDream.at/shopping).

## Windows

How to open the window or sliding doors can show by our house supervisor. Keep in mind that there is a protection against mosquitoes only on the cageside.

➡ When you leave the Villa the Windows & doors must always [!!] be closed!

## Garden

We have tried to make also the grounds the local trend according to. It was therefore fitted an automatic sprinkler system. The garden is regularly maintained by the gardener (Wednesday or Thursday). The sprinkler system automatically turns on approx. 2 times a week (Thursday and Sunday) at about 5:00 in the morning.

## Caretaker services

Gabi Breuer and her husband Sylvio care of everything around the House. They give you also tips and report on their experiences in this beautiful region of Florida.



**When you  
leave the Villa  
the Windows &  
doors must  
always be  
closed!**



**Telefon  
Gabi Breuer:  
[001]-941  
538-3372**



# Informations from A to Z

## Internet

Through the existing LAN cable or wireless, you can use a very powerful strong Internet for free. There is also a [Windows] laptop [see page 12] available.

## Venetian blinds

First with the chain adjust the lateral inclination and then with the cord the blinds open or close. Press interior blinds with the sliders. Electric shutters are available in the master room.

## Air Conditioning

The House is equipped with a fully automatic air conditioning [also for heating] equipments. The commissioning is totally easy - [see page 11].

➡ Please close Windows and doors so that the air conditioning does not freeze.

## Lamps

In part, the lamps can be controlled in the brightness [dimmer switch]. The bedside table lamps have a knob. In the corridors, there are motion sensors, which control the light. Report broken bulbs to our caretakers.

➡ Please turn off the light when you leave the House!

## Garbage

You can not completely avoid the occurrence of pests in tropical regions. It is the **more** important that the House is kept clean. The House and the grounds are also regularly checked for vermin and treated as a precaution. [Florida rule]

There are litter bins in the garage. The garbage will be picked up on Monday and Thursday. Recycling trash only on Thursday. [excluding public holidays], [page 17].

➡ Bring the garbage Monday or Thursday around 7:30 or on the road- or the night before.

## Emergency call

**911** is the telephone number for all emergency calls



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**Attention!**  
The air conditioning system needs a lot of power with the doors and windows open.



**Bring the garbage Monday or Thursday around 7:30 on the road or the night before.**





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# Informations from A to Z

## Pool

Our swimming pool has a fully automatic filter system [Please do not handle] and is regularly controlled [at least 1time per week, usually on Monday]. The PoolMan normally announces his coming with the Bell of the pool.

A new trend as we opted for a salt water pool with fresh water. The salinity is much lower than for example in the sea and is dosed automatically.

This hardly chemistry is required, which include the burning of the eyes or chlorine allergies of the past. Even babies can safely go into the pool.

In the winter the pool can also heated electrically but there may be high electricity costs. about 5 to 10 USD a day. You please clarify the E-heating operation with the administration.

**CAUTION!** The pool itself is secured with a toddler or non-swimmers - fence. It must be installed according to Florida law. Not use is at your own risk!

[see also page 8]

Please use the pool furniture away from the lawn area [pollution] and in the House. The entire pool area is covered with a cage. Please always lock the side doors of the cage so that you are protected against mosquitoes etc..

- ▶ The pool furniture may not taken to the beach.
- ▶ Please throw no items [toys,...] into the pool, as otherwise the filter becomes clogged and hot running the pump. Definitely not allowed shells from the sea in the pool-high risk of algae and causing extensive coating repairs.
- ▶ Please no stones, shells,... by the sea in the swimming pool throw - algae danger!

## Water

The House is connected to the local water supply and drinking water quality. This water is also used for the supply of fresh water in the pool.

## Cleaning

Already under the item „Garbage“ we have made you aware in this respect. During the rental period, you are responsible for the cleaning. You can change the bed linen depending on needs. Please do not mix up the „sizes“ »Queensize« and »King size« .

## Power supply

In America, there are only 110 volt current. Power adapters are partially available. For cell phones you have to use your own charging cable [available in many local shops] or the car charger. There are USB charging stations in the house.



**Attention!**  
The Child fence  
at the pool must  
always be  
installed!



**Electric Power:**  
110 Volt



# Informations from A to Z

## Telefon & Fax & Drucker

You can be called any time at the House: 001 941-242 5890 [Tel & fax]. international long distance calls are handled via phone cards or calling cards.

## Insurance

The house is of course insured.

► Please explicitly point out that we must reject any claim by the renter, with losses in the House and the grounds.

► Note also the terms and conditions on our homepage: [www.floridadream.at](http://www.floridadream.at)

## Cigarettes

In the House we please you not to smoke! There is no problem to smoke on the Lanai (pool terrace).

**Dear guests, we hope that this information make possible a speedy acclimatization in the House.**

► Please fill out all damage [also broken glass, broken plates,...] in the check - out form, so that they can be repaired or replaced. In most cases you have your credit card or (travel) liability insurance, so that no extra cost to you.



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**Tel & Fax:  
001 -941  
242 5890**



**Achtung!  
Zeitverschie-  
bung:  
Minus 6 Stunden**

**Auf unserer  
Homepage se-  
hen Sie die ak-  
tuelle Uhrzeit in  
Florida bzw. MEZ.**

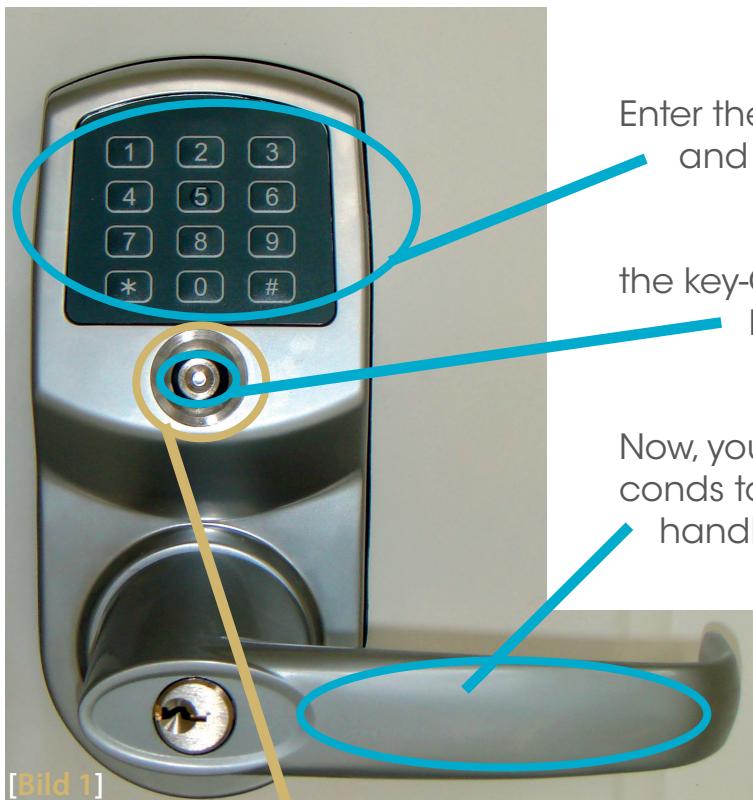


# Door Code

Our code security lock [pic 1] has proven very successful. You do not need a front door key, you can open the door for the time of your stay with a personal key code. You will get a digit code by e-mail approximately four weeks before your arrival.

The House itself is an iButton [code-key] [pic. 2]. Please keep this good and put the iButton to the checkout form before your departure.

If you have problems please contact Gabi & Sylvio Breuer Tel. 001 [941] 538-3372 [Mobile] or 001 [941] 840-4663.



Enter the **digit code** and Press the „#“

the key-Confirmation light is green

Now, you have three seconds to press the door handle.

[Bild 1]



With the **iButton**, you can also open the door during your stay.

Simply the **iButton hold on the LED.**

[Bild 2]




If the confirmation LED flashes red at the code lock, the batteries must be replaced.

Please contact our Administration under the number 001-941-538-3372 or 001-941-704-7414 [Fam. Breuer]

# Swimming-Pool

It is legislation that all pools are equipped with a toddler or non-swimmers fence in Florida. This approximately 1m high fence protects children and non-swimmers from accidental falling into the pool.

This fence is stored in the garage and consists of several elements that can be easily installed in a few minutes in the holes provided in the pool deck - sorted by color - and secured with the clips.

If you have problems please contact Gabi & Sylvio Breuer [a german couple] Tel. 001 [941] 538-3372 [Mobile] or 001 [941] 840-4663. 



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**The toddler and non-swimmer fence MUST be set up in the presence of small children and non-swimmers. Liability rests solely with the tenant of the House!**

# Entertainment

A 60 "Samsung TV and a Blu-ray player are part of the equipment. A smaller TV and a DVD player (for playing European DVDs) is in the master room. You can listen to your own music in the Lanai area via the Bluetooth box.

With a very powerful internet connection (100 Mbit), we have installed an IP TV account that delivers well over 2,000 programs from Europe, the USA and Canada. Also included are many Pay TV channels and of course the HD or FHD programs - [see page 10].

You can also receive your personal stream portals such as Netflix etc. via the Smart TV.

➡ Please do not re-program the devices!

Internet is of course available to you. You can connect with Lan or WiFi. You will be given the WiFi password together with the key code.

You can also access local weather reports and current (traffic) news via local Florida TV programs.



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**Die Funktion der Fernbedienungen sehen Sie auf den nächsten Seiten.**



# Universal Remote

Use the »Power« button to switch the TV on or off. Press the »Source« key and use the arrow keys »1, 2, 3, 4« to select the desired option: z. B. **TV** for local programs, or **HDMI1** for the **Blu-ray player**, or **HDMI2** for the **guest laptop**.

You can access the **APPS** in the lower menu bar [also using the arrow keys]. So also for the **APP »Smart IPTV«**. Confirm your selection with the „Enter“ key [red circle].



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## This is how IP TV works

Select the APP »Smart IPTV« and confirm with »Enter« - [Image 1]

Normally the picture changes to the last called station. Press the „Enter“ button again, then you will reach the program selection - [Image 2].

Use the arrow keys ❶ and ❷ to step by step to the next programs. Use the arrow keys ❸ and ❹ to switch whole pages forward or back - [Image 3]

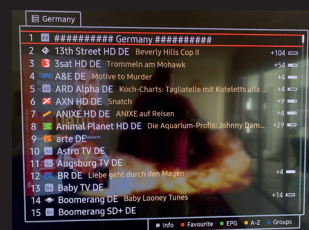
Navigate to the desired station and confirm with the »Enter« button. The corresponding program is loaded. At the bottom right you can see the quality. If it comes to a standstill, look for the same station in lower resolution (not FHD). [Image 4]

With the »blue« button you can access other groups e.g. USA, or Canada etc. [Image 5]

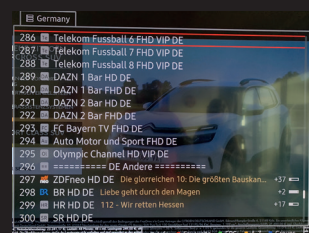
You can also write down popular programs and then use the number buttons to activate them at all: example.: 146 (Sky Sport News HD DE).



[Image 1]



[Image 2]



[Image 3]



[Image 4]



[Image 5]



# Samsung Remote

In principle, you only need the black „Samsung“ remote control for the TV set. Proceed as follows:

- ❶ button »Power«
- ❷ button »Home« then navigate to the desired option with the »control pad« and Okay; for example - when switching between TV and laptop to source and then to »TV« or »the guest laptop« in the top bar.

You can access streaming portals such as Netflix or Prime via guest laptop or directly via the TV apps.

⚠️ Please do not make any changes in the »Settings« !!!



Please do not  
make any  
changes in the  
»Settings« !!!



# How the air conditioner works

**Note especially 2 things when you use the air conditioning:**

- 1.] temperature
- 2.] electricity consumption

## 1. Temperature

Florida is a tropical country. That means around 75% in the year you need the air conditioner to cool. In rare cases in the winter it can also happen, that the air conditioning is used to heat...

**We recommend:**

**Day 77 to 82 degrees F.**

**The night 75 to 80 degrees F.**

**Change with the Rotary wheel.** If necessary, we can also set the temperature for you via the Internet - WhatsApp is enough ...

Our automatic air conditioning "learns" a common use and can automatically change in cycles over time. **Blue background** means **cool**, **red background** means **heating**. The ventilation slots in the individual rooms can be used to control and regulate the air circulation.



## 2. electricity Consumption

About 40 percent of the electricity needed air conditioning.

A sensible mode of operation and the closing of doors and Windows so heavily influenced the electricity costs.

If you have problems please contact Gabi & Sylvio Breuer  
Tel. 001 [941] 538 3372. [Mobil] or 001 [941] 840-4663.



**The closing of the doors and windows strongly influences the operation of the air conditioning system and thus the electricity consumption.**



# Guest-Laptop

On popular request of our guests, we offer you a laptop for personal use. Through this device, we control our **security system** and it must be **switched not off** for this reason. Please do not interrupt the power supply. The device itself is allowed only in the House and Lanai area.

You have only restricted access rights. That means You can install no programs, for example etc. In addition, certain pages and functions are blocked on its own software.

As programs, are the Internet browser available» Edge «or» Firefox «available. To open PDF files, use the Adobe Reader.

To check your email, you will need the access data to your Web mail account [no classic Mailer available]. **Please store personal user data under no circumstances!**

We ask you expressly, **no registrations** in connection with this laptop to undertake.

In addition, the viewing and downloading of criminally relevant Internet pages are strictly forbidden!

A backup is performed by about 02:00-03:00 in the night. No Internet access is available at this time.



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**Please no  
personal  
Data on the  
laptop  
to save!**



**Looking at and  
Download from  
Internet pages  
relevant to  
criminal law  
strictly  
forbidden!**



# Washing machine and dryer

The modern devices from Samsung wash and dry very well! The operating instructions are attached in the immediate vicinity. [Picture 2].

Please use only detergent for front loader [pic 1]  
If necessary, also Mrs. Breuer will help you...

In the laundry room you can also the vacuum cleaner, the ironing station and as well other cleaning equipment



⚠ Caution!

Only washed fabrics are allowed in the dryer!!



Refer to the  
manual!



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# Kitchen

The kitchen is equipped with the usual appliances: fridge-freezer (Samsung) with ice cube maker and cold water dispenser, electric stove with ceramic hob and oven as well as extractor hood, egg cooker, toaster, filter coffee machine and Nespresso coffee machine [see also page 17], Kettle and much more

The operating instructions for various devices are on the left above the extractor hood.

The crockery and cutlery is sufficient for at least 8 people. Please do not take any dishes with you to the beach, etc. There are baking trays in the electric stove drawer [below].



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Please  
in the pool  
exclusively  
Plastic cup  
use!!



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# The Checklist

Finally arrived and the question is, who's going to buy and where? A large food market is just around the corner: PUBLIX.

Opposite on the other Manatee AVE side, there's a THE FRESH MARKET: great grocery store with huge selection, but slightly more expensive.

And then the question is, what should be buy?

With the checklist on page 19, we will give you a little help!



In the Beachway Plaza around the Puplic on the new Target there are of course numerous other shops and two good ones Local:  
Shanghai restaurant  
Danny's pizzeria

# Nespresso-Info

As a coffee lover, a filter machine and a Nespresso machine are available to you.

For the filter machine, filters in size. 100 used. There are many types of coffee, e.g. the Maxwell House (blue packaging) is quite good.

Alternatively, we bought a Nespresso machine for many coffee fans.

## Nespresso



The Nespresso machine is used exclusively with the Nespresso capsules. You can order these online [[www.nespresso.com](http://www.nespresso.com)] or bring them with you from home.

Of course there is also a kettle for tea lovers ...



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**Nespresso-Cups:  
bring them with  
you from home.**



# Separate waste

Please separate the garbage

**The blue recycling box includes:**

Newspapers, shopping advertising, magazines, office and computer paper, brown paper bags, cardboard boxes, glass bottles and glasses, aluminum and steel cans, clean aluminum foil, milk and juice boxes, plastics, **but NO plastic bags** or styrofoam packaging.

**The dark green residual waste box includes:**

Food packaging, wrapping paper, paper mixed with food, paper plates, cups or serviettes, paper towels, greasy pizza boxes, items made of glass, ceramics and dishes, coffee pots, drinking glasses, glasses, light bulbs, mirrors, mirror glass, vases, objects made of metal: Food-contaminated aluminum foil, Pans, devices, auto parts, kitchen utensils, garden furniture, machines, paint cans,

Plastic items: cellofan, coat hangers, diapers, garden furniture, plastic bags, PVC, toxic materials or plastic toys. If in doubt, it is better to dispose of it in the residual waste container.

Tip: It is important that all containers are emptied regularly and rinsed occasionally, otherwise there will be unpleasant odors in the garage!

**Dispose of garbage - days**

**Residual waste (large, green container) Monday & Thursday**

**Recycling - blue recycling bin only on Thursday [excluding public holidays]**



Please put the rubbish bins on the street by 7:30 am at the latest [possibly the evening before]! For the blue recycling bin, please note the delivery direction and distance (see picture below on the right because of the garbage robot).



**That is important  
Position on the  
road for the blue  
ones  
Garbage cans  
see picture below!**



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**Am Montag  
und Donnerstag  
wird der Müll  
abgeholt!**

# The Checklist

## FOOD [breakfast]

Coffee

Tea

Salt

Sugar

Fruit

Vegetables

Bread

Sausage

Bacon

Cheese

Eggs

Butter

Jam

Nutella

## DRINKS

mineral water

Fruit juices

Soft drinks

Milk

Beer

Wine

## GENERAL

coffee filter size 100

Kitchen roll

Toilet paper

Detergent [for front loader!]

Trash bags 13 gallons

Sun milk

After Sun



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**Beim Publix erhalten Sie auch vorgekochte Speisen und eine unglaubliche Auswahl an Fleisch- und Fisch-Spezialitäten.**



**A bit expensive, for that with a We can also do the excellent selection Fresh-Market on Manatee-AVE (close by) recommend.**



**You must be over 21 years of age for alcoholic beverages [ID required].**



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# Check-in Form

Please fill out this check-in form and sign:

Check-in-Time  :  time

- There is the garage door remote control
- The iButton of the code lock and safe key available
- The cage in the pool area has been checked and is OK
- The Weber Grill is cleaned
- The Gas Grill is cleaned

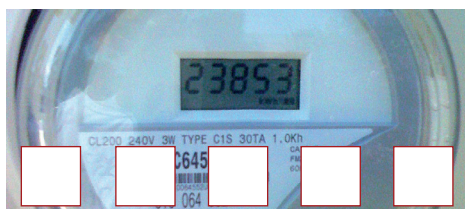
## Check the power level!



As stated in the booking confirmation, electricity costs are billed according to actual consumption. Why must you be sure to make a note of the current status on arrival and departure.



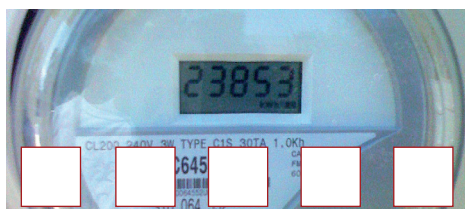
### Power level at the time of check-in



Datum:

:  time

### Power level at the time of check-out



Datum:

:  time

### Power costs = Check-out – Check-in

X 0,12 =  power in USD

Actual power consumption is examined by our management and after your holiday email via PayPal in US dollars in the Bill [see also confirmation] or you can pay in cash before departure to Gabi Breuer.

You have the opportunity to settle the actually consumed electricity costs through your PayPal account or with your credit card.

Should the current level at the arrival or departure is not recorded and the data be incorrect, the actual amount is determined by the House Administration.



Please fill out this folder and define together with the check-out form in the kitchen.



The power level on the electricity meter, please [located on the outside of the right side of the garage] record for the cost of electricity

Date: \_\_\_\_\_

Signature of the tenant: \_\_\_\_\_





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Please  
check all  
rooms and  
forgotten nothing



Please store this  
folder along  
with the garage  
door remote  
control, the keys,  
the  
Autonavi, as  
well as the  
check-in form  
[current  
power status] in  
the kitchen!

# Check-out until 10:00 am!

Day of departure - check-out **until 10 am** or by appointment.  
Please check all rooms and forgotten nothing.

We are constantly working on improvements and would be grateful if you fill out this form:

Please give school grades: 1 = very good to 5 = not enough.

- How would you rate our directions to the House?
- Were your expectations met by the House?
- Was the House upon arrival in order?
- How do you judge the Interior?
- Were the House information helpful?
- Are you coped with the technical equipment?
- How do you assess the salt water pool?

What should be added in the Interior?

---



---

What should be added in the outdoors?

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- How would you evaluate the surroundings [location]?
- How do you rate the region [Bradenton, Anna Maria Island]?
- How do you assess the shopping opportunities?
- How do you rate the restaurants options?
- How do you assess the situation in connection with the theme parks?
- How do you assess the situation in connection with the airports?
- How do you assess the situation in connection with the activities?
- How do you rate the price performance ratio of our House?

We thank you for your ratings and ask you to **deposit the check-in and check - out form in the kitchen.**

- There is the garage door remote control**
- The iButton of the code lock and safe key available**
- The cage [power] in the pool area has been checked and is OK**
- The Weber Grill is cleaned**
- The Gas Grill is cleaned**

Date: \_\_\_\_\_

Signature of the tenant: \_\_\_\_\_

# QR-Code

Perhaps some guests are wondering about the pixel images on various printings and also in this Information. In addition, there are in the house small picture frames with the same codes. Behind this, however, is a „QR code“.

What is this: It is the abbreviation for Quick Response and means „fast answer“, as the brand name was the „QR Code“. Behind these pixel images many messages can „hide“: Mostly it is an Internet address. However, according to this principle, small texts [short info], SMS, or telephone numbers also work. In the advertising you now often see QR codes.

Well, how are these pixel images decoded? There are so-called APP's for many smartphones, which scan these images and decrypt the message directly.

For the iPhone I can recommend the OPTISCAN QR Code Reader [iTunes Store]! This app can also create QR codes itself and works great!

We offer you this service, so you do not have to look for the corresponding page in the Information, but you are directly on the way to the information.

So try and try it yourself ...



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With the QR code  
you can access  
the  
desired  
information



In the meantime,  
many photo pro-  
grams from various  
smartphones can  
also translate the  
QR code

Ergebnisse für: „qr-code reader“

**iPhone Apps**

Optiscan QR Code Reader Dienstprogramme	Barcode Scanner Pro QR Code... Dienstprogramme	QuickMark - QR Code Reader a... Produktivität	QR Code Reader & Barcode... Dienstprogramme	Lynkee QR Barcode Reader Produktivität	Unirac QR-Cod Reader Dienstprogramm
Geladen	0,89 €	1,79 €	Gratis	Gratis	Gratis

**iPad Apps**

QR Code Scanner Tool Produktivität	QR Code Reader Pro Wirtschaft	Layar - Augmented... Unterhaltung	QR Code Reader and Creator Dienstprogramme	Fancy QR Code Generator -... Produktivität	Esponce Code Re Produktiv
Gratis	0,89 €	Gratis	0,89 €	Gratis	Gratis