



# NEWSLETTER

THE INLET BEACH CLUB | FALL 2017



## PRESIDENT'S MESSAGE

As this newsletter goes to print we are gearing up for another season at the Inlet Beach Club. Some of our owners have already returned and other will trickle in throughout the months of November and December.

I'm happy to report that the painting of the buildings is complete and the termite treatment seems to be working as it should. Those were our 2 major expenses for 2017.

It appears that we "dodged a bullet" when Hurricane Irma barreled through Florida. I was at the IBC in September for a few days and we only suffered some landscaping damage – no damage to the buildings themselves. A BIG thanks to Scott and Jose for all the preparations they did before the storm to minimize any potential damage to owner's cars left behind. And also the work they had to do after to clear all the debris thrown around the grounds of the IBC. I am hopeful that by the time you all arrive for the season the IBC will be fully restored to the "polished pearl of perfection" that it always has been!

This is also my annual reminder that there will be 2 seats on the Board up for election at our annual meeting scheduled for January 13, 2018. I urge you to consider participating in the ongoing decisions that need to be made to keep the Inlet Beach Club running from day to day. It takes ALL of us with our ideas and expertise to keep the Association functioning. We have very active committees and are always looking for volunteers for those as well. Don't sit back and complain! The Association as a whole is only as good as its parts – and that means each of you!!! Please get involved in any way you can and are willing. Remember – our documents allow you to serve even if you are not on the deed but are married to an owner.

Don't forget that the 2nd Surf & Turf dinner is scheduled for New Year's Eve at the grill area. You do NOT want to miss this – it was a great time last year! Details will follow at a later time.

Mary Carlson  
President

## Property Manager's Report

As you are all aware, since our last newsletter, the Inlet Beach Club was severely impacted by Hurricane Irma. There was no significant damage to the buildings/pool area but our plantings were impacted. The hedges along the inlet were toppled over in several places and while we were able to get them up righted, they did suffer damage. It will take some time this growing season to get them restored to pre-hurricane condition. There was much debris along our hedge front and you might find that some of that debris is still there when you arrive. The Board has approved significant additional plantings to replace damaged shrubs and grass. That will hopefully be completed by the time most of you arrive.

Fortunately, we were able to have the building exterior painting completed by late August prior to the hurricane. Unfortunately, the hurricane threw much debris/detritus onto the new paint and we had to completely power wash both buildings to clean them. We are now working with various contractors to have the front door/transom window areas painted. We are hoping that this work is completed by the middle of December. The selected contractor will have the responsibility to come back after the unit owners arrive to do any touch up painting required around the door edges.

As an FYI, we will work to accumulate photos of the actual Hurricane Irma and the damages here at IBC and put them on the website photo section. If any owners have photos they would like to share please let me know.

In expectation of the upcoming season, I would like to remind you of several owner responsibilities: first, if you are away from your unit for a period of 3 days or longer, please remember to turn off your unit's water supply valve; second, at the Annual Meeting, the Board will be collecting renewals of the 2018 year Exercise Room Waivers and finally, at the Annual Meeting, the Board will be collecting the 2018 Smoke Detector Annual Certification forms for each unit for the Fire Marshall.



## Treasurer's Report

Through our last newsletter, IBC was tracking on budget with our expenses through the year. Since that time we were hit by Hurricane Irma. While Palm Beach Shores missed the worst of the storm, it did impact our complex. Fortunately, our incurred expenses were relatively minor.

We had to hire World Class Landscaping to do extensive cleanup of our property as well as have them do restoration work on many of our planted areas. Fortunately, we had just completed the painting of our buildings but we had to hire a company to come onto the property to do an extensive power washing due to the amount of debris that had blown onto our buildings. Given all of these unforeseen items, we do continue to track within our budget for the year.

As noted in the Property Manager's report, the one remaining item associated with the painting project is the front door area. Within the painting reserve account, including the August assessment, we have sufficient funds to complete this project. When you arrive, you should be pleased with all of the efforts in these areas.

## WiFi

It's that 4 letter word that send chills down your spine!

Five years ago when the Inlet Beach Club installed the wifi system currently in place, it satisfied the demand/needs of our Owners. In that short amount of time we have seen a quantum shift in the way we use and how much we use the wifi in our daily living. After much "angst" last season over speed and connectivity issues it became crystal clear that Monster Cloud (PC USA) either could not or would not be able to service the needs of our Community any longer.

Discussion & debate at the Board level continued over the summer months and the Board has decided that **effective January 1, 2018 we will no longer be providing wifi at the Inlet Beach Club**. In the 2018 preliminary Budget, the Board has eliminated 75% of those expenses. 25% of the budget remains in 2018 as a cushion to cover any costs associated with the cancellation of the contract with PC USA. We will continue to explore alternate options to provide this service to our owners in the future. Bud Henderson has volunteered to be on the committee that includes Dr. Khan in looking at those potential options. But in the meantime, The Board felt that it is a waste of owners' money to continue to pay for a service that is not reliable – and that no longer suits the needs of our owners.

We recognize that there are some owners who use the wifi system to monitor their units when they are not in residence – so we are hoping that this is sufficient advance notice to allow you to make other arrangements. In the meantime our Communications Committee will continue to research what is available that will suit our needs.

Any question or concerns – please reach out to any of the Board Members. Also, please consider volunteering your time to the Communication Committee to look in to this issue.

## Palm Beach Shores Update

Congrats to our former IBC'er Bob Stanton upon his selection as a Town of Palm Beach Shores Commissioner.

The new Post Office serving our area has opened in the Ocean Mall next to the Subway and Two Drunken' Goats.

From Mayor Koutzen: We were disappointed that there wasn't a St. Patrick's Day parade this year (2017). Thank you to the committee that has done this big job for so many years. They have decided that they are ready to pass the reins to a new team. We need volunteers. This parade isn't going to organize itself. Chief Langevin has agreed to help get things started so you know that working on it will be tons of fun. Chief Steedman has agreed to lead the parade with his kilt and bagpipes so let's make this happen! VOLUNTEER NOW! TODAY! DO IT! (mkoutzen@pbstowhall.org or slangevin@pbspolice.org)





It is with sadness that IBC notes the passing of Karen Volpe, a long time winter resident of the condo. Neither she, nor her mother, Rosalie, have been able to be in residence for the past several years.

Her presence will be missed by all who knew her.



### **The Things We Take For Granted - Every Day is a Blessing.**

Sometimes our days all seem to run together. We have no surprises, everything goes as planned, we are looking ahead and deciding what we are going to do this weekend.

And then, all at once an exclamation point appears, and we say "How could this have happened? Are you sure? This is terrible!"

That exclamation point happened to many of us in late summer with the death of Nels Carlson. An original owner at IBC, Nels was everyone's good friend and he worked on those skills of being a friend. He always had time

to talk, and he was well read enough that the conversation was spirited and thoughtful. Nels was an original, and he was involved in our quest to always be thinking what was best for our association.

Authored by Bud Henderson

## **Annual Meeting**

The Inlet Beach Club annual meeting will take place this year on Saturday, January 13, 2018. The meeting will start at 10:00 AM – with the annual owner's luncheon to follow at noon.

Please note that the meeting will be held this year upstairs at the Sailfish Marina. Hope to see you all there, and don't forget that we would love to have you volunteer to serve IBC as a committee member or a Board member!