



PRESIDENT'S MESSAGE

As I have stated before – as our bodies age and need new hips, knees, stents and eyes – so do our buildings need new and / or replacement parts! The IBC buildings are now 29 & 28 years old respectively and time and elements are affecting the level of maintenance required to keep them as pristine as owners would expect – and to preserve their value!

To that end we have the following maintenance programs either contracted or underway right now:

The 120 Building has a new roof! When the roof was last replaced we re-roofed over the existing roof – essentially creating a roof with 2 layers. FL code limits roofs to 2 layers maximum – so this time around both layers of the roof are being removed – down to the concrete material and a new roof being installed directly on top of the concrete. Some have suggested that we should sue the previous roofer. Unfortunately, that is not an option as that company has gone out of business!

The buildings were scheduled to be painted this off season (2016). However, we have moved that to next off season (2017) in order to give the construction project to the East time to finish and be done with all dust / dirt associated with that project.

The walkways have been showing signs of bubbling paint. Jose has begun the process of stripping the affected areas and waterproofing and re-painting.

The poles that hold up our carport awnings are rusting in certain areas and were looking unsightly. Jose is also treating those affected areas and repainting.

Our Summer maintenance program will include (at a minimum) the following:

Re-painting and freshening up the markers at our parking spaces

Painting the areas where hurricane shutters have been removed for those owners who recently installed impact glass windows &/or sliders.

Additionally, I am pleased to report that all Committees have been very productive this season and their reports are included in this newsletter. A BIG THANKS to all committee members and chairs for their efforts on behalf of the IBC!!!

Mary Carlson
President



Manager's Report

Season end is here! Be sure to shut your water off when leaving for the summer, also remember to check and lube hurricane shutters regularly to keep them in good working condition. All patios and balconies of un-occupied units should be empty with shutters closed to in preparation for hurricane season. If you've already left for the season, and you forgot any of these items, call or email Scott.

Secretary's Report

Both Bruce McLenathan & Kathy Larson have stepped in as Board secretary, and are doing an excellent job recording the minutes. We are looking for volunteers interested in serving the remainder of a 2 year term. Please let Mary Carlson know if you can help.

Treasurer's Report

The installation of the new roof on Building 120 was completed in record time at a cost of \$118,359. The trees in the 140 parking lot were trimmed back heavily at a cost of \$1,350

Work will begin on concrete restoration with estimated costs to come. These large expenditures have been budgeted for and all monies will be taken from existing reserves. As of April 30th the amount in the reserves is \$236,607.14.

Jery Hunter

Vice-President's Report

The Oceans 18 condominium project next to the IBC 120 building appears to have slowed considerably. Some questions have arisen about the expected completion date of the project.

Bob Stanton

Member at Large Report

The social scene at IBC remains lively. The end of year party, the Super Bowl party, the Boat Parade brunch and the Annual picnic were all well attended. Tuesday Social Hour remains a great community service. The Board thanks Dr. KAHN, Susan McLenathan, Susan Kingcade, Sally Henderson, Mary Carlson, Flyod and Karen Troser, and Georgette Kauahane and especially Harry Kauhane for their help at all of these functions.

News to Use

IBC has a reputation for being one of the best-managed, most financially solid, best-maintained condominiums on Singer Island. We have a lot of inquiries about units coming up for sale. Our editors and our Board of Directors have decided it will be worth-while to post sales of our units when they come up. The unit posted for sale in this IBC newsletter issue belongs to Yvonne and Dave Sylvester. They are moving to California, and they will be very missed.

Questions & Answers

The editors and the Board of Directors have been asked to respond to several questions about condo community issues. Rather than list the queries individually, we'll respond collectively.

The queries include: smoking in public areas, barking dogs, loud music, music at the pool, parking in unassigned areas, and using skateboards and bicycles in the parking lot. Please confine smoking to your own unit, and don't do any of the other stuff!

Questions? Send to mmwstanton@aol.com or our president, Mary Carlson.



For Sale

140 Inlet Way #316

\$699,000

Listing ID: RX-10229305

Inlet Beach Club, Singer Island

Beds 3 Baths 3 full 1,839 living sqft Residential

The election of PBS Mayor Myra Koutzen in March and the hiring of Richard Koon as Town Manager resulted in the completion of several projects important to the value of Palm Beach Shores real estate.

A salt water pump has been installed in the town fountain, which should result in fewer breakdowns. The very rickety and unsafe lifeguard

platform on our beach has been replaced with a USGC approved stand. Routine maintenance on the community center, the walkways, the flag poles and the town hall has been accelerated. With the support of the Environmental Committee, several new trees have been planted on the beach and walkways. The butterfly garden has been expanded. Repair and replacement

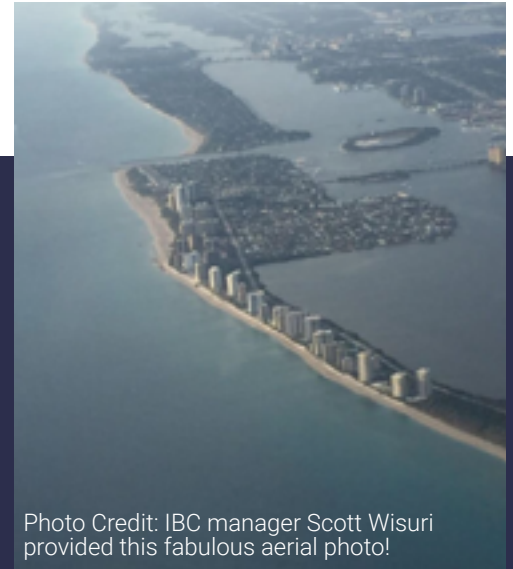


Photo Credit: IBC manager Scott Wisuri provided this fabulous aerial photo!

of the drainage system on Ocean Blvd. was completed on time and on budget.

Important Vote for IBCers

A poll on the cost and benefits of an under-ground wiring system in Palm Beach Shores will be mailed to all residents of the town this summer. The poll includes a complete explanation of the costs involved and the consequences of the install.

All IBCers are urged to read the poll, vote for or against the system, and return the poll to the Town Hall in the self-addressed envelope enclosed in the poll.

Property Issues Affect IBC

The construction of the condominium Oceans 18 to the east of Building 120 has slowed. There is some concern about the ability of the developers to complete the project this year. Questions about the development can be sent to the PBS Planning and Zoning Commission or to the PBS town manager Rich Koon through the Palm Beach Shores town website.

The former Best Western Hotel, to the north of the community center, has declared bankruptcy.

From the Editor

PBS Police Chief Strong stated in the Palm Beach Post that he will not re-hire former Officer Charles Hoeffler, no matter what the outcome of Hoeffler's suit to be reinstated. If you support this brave stance, please let the chief know via the PBS website. The safety of all PBS citizens is of concern to everyone.

Have a safe summer, IBCers, and see you all in the fall.

