

VIEW OF SUNSET FROM SAILFISH MARINA

# Inlet Beach Club Newsletter

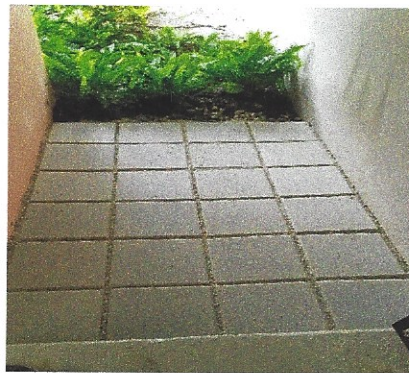
Summer 2018

## President's Message

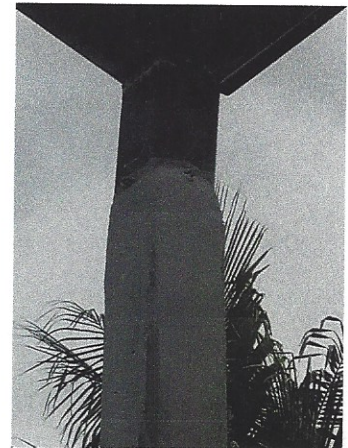
Once again, this is a combined message from the President, the Treasurer and the Property Manager for the past quarter. With se few owners on site during the summer season, most of our activities have been associated with keeping up the landscaping, dealing with Comcast and working with new owner, Jack Schoone, on his proposal to combine his units, 312 and 313.

Efforts were undertaken to improve the appearance of the bike rack areas under the steps of each building. Jose has done a very professional job and now only repainting and reinstalling the racks themselves needs to be completed. This is a significant improvement in the areas where painters have often cleaned their brushes making a mess of those areas.

From the property side, our landscaping continues to improve following the planting and other upgrade activities during this past winter and spring. The area around the Sylvester Palm is greatly improved with the pentas filling in nicely.



While we continue to attempt to work with Florida Power & Light on options for our parking lot lighting, Jose has also done extensive repairing of the light stanchions saving us significant dollars. Hopefully, we will find that FPL has an alternative that might work for us but in the meantime, the work Jose has done should hold us. (See photo).



Finances continue to track at the budget target levels through the second quarter and early summer July reporting period. There have been no major surprises in expenses for IBC.

Significant accomplishments were achieved in working with Comcast to re-negotiate our tv contract for IBC. There is a separate article in the Newsletter regarding the details of the Comcast contract.

Finally, although every owner has had separate communication on this issue, the Board wants to thank all of the owners who were responsive to the Proxy vote request on the combination of the 312/313 Units. Subsequent to the 140 building membership vote, the Board also took favorable action on the request by Jack Schoone.



## Update on Comcast:

Regarding our Comcast discussions, despite various attempts to negotiate bulk internet services with Comcast, we have been totally unsuccessful to arrive at any accommodation other than continuing to have individual owners' contract for services directly with Comcast or other service providers. We have also tried unsuccessfully to find an alternative supplier of bulk internet services. Given our lack of success in this area, all owners will continue to be on their own to arrange for internet services in the coming year.

There is also a very strong belief that internet services have the greatest opportunity to have technological advances over the coming years. Not committing to a longer-term contract with Comcast gives IBC the flexibility to adjust to those technology changes in the future.

Now some positive news; we have negotiated a new television contract with Comcast that will save money for both IBC on the bulk contract basis and our condo owners on their individual unit costs. Our previous contract had a 10-year term that was to expire in 2020 at rates of about \$46.50/unit/month with an inflation of 7% per year and it included the Digital Starter package of channels. With no action by IBC, that contract would have rolled over for an additional 10-year term in 2020.

The new Comcast bulk contract will be starting at \$44.00/unit/month with a 4% inflator. It will include the Digital Starter High Definition package of channels. In addition, the new Comcast package will include the cost of an HD digital receiver and 2 additional HD digital adapters to locate in the bedrooms. Currently each owner rents those HD receivers and adapters from Comcast at a cost of about \$10/month per unit so this new contract will be a significant savings to the owners once it goes into place later this fall. If an owner is already renting those devices, Comcast will make bill adjustments to incorporate those devices within the new contract. If owners do not have those adapters already they will need to make arrangements for installation with Comcast.

This new Comcast contract will have a 7-year term expiring in 2025. This shorter term will allow IBC to continue to investigate alternatives to Comcast over the coming years as this technology continues to evolve.

A huge "Thank You" to the Board members involved in this re-negotiation and a special "Thanks" to Joan Bancroft-Grody for her work with Comcast. She really held their feet to the fire in this process.

## Singer Island Scenes:



Our neighbors along Lake Drive continue to entertain your editors with their seasonal coconuts. This was their 4<sup>th</sup> of July entry. A wonderful job once again!!

## IBC Ferns:



Again, near the bike rack area below the stairwells, the ferns that were planted by the Landscaping Committee last spring continue to do well. Nice job by the Landscape Committee and those husbands who did the planting (including Don). As noted earlier, we are hoping that the new landscaping in these areas keep their looks and prevent use by contractors who have often cleaned up their paint brushes in these out of the way corners.

The Committee hopes that the irrigation watering system in those areas provide good coverage.

Landscaping work will begin again in the fall in the building atriums.



The crotons are doing great in the building corner outside of Unit 116.

## Update on kitchen and bath vent screening:

IBC has been working with Ted "The Dryer Guy" to come up with a solution for our screened vents on the outside building walls. Several of the screens have rusted away and birds have found their way into the openings. IBC has received a proposal from the contractor to replace the missing screens, or alternatively, all of the screens (as they are all original to the buildings and 25+ years old).

A key recommendation from the contractor is to wait until the baby birds all leave the nests and then perform a clean-up of the vents prior to replacing the screens. The Board has authorized this approach.

## Other Updates:

This is an early reminder that we are fast approaching the 2018/2019 full occupancy season. The official season will kick-off with the Annual Owner's Meeting in January. It will be held on Saturday, January 19. Please consider volunteering your time either on a Committee or on the Board at that time. IBC can only maintain its status in the community through the efforts of the volunteers.

Hopefully, our year round residents have enjoyed a quieter summer without major construction activities. Many activities will still be happening through the fall, as snowbirds begin showing up. The biggest hope is that the hurricane season will pass us by this year.

Hope you enjoy this shortened summer edition.