



PRESIDENT'S MESSAGE

It's been quite a while since last fall when we last issued an Inlet Beach Club Newsletter. A lot has happened since then including a turnover in the "editors" of the newsletter.

The IBC season of 2016 - 2017 was certainly one filled with many activities. While a handful of seasonal owners were in residence beginning in the November/December timeframe, the full season actually kicked off New Year's Eve with a surf'n'turf dinner cookout at the grill area followed by a New Year's Day social hour hosted by the McClenathans.

Following these seasonal kickoff social events, the Tuesday evening social hours created weekly get togethers. Interspersed with these were events like the Annual Meeting luncheon, the Super Bowl Party, the College Football Championship party, the NCAA basketball pool, the Parade of Boats breakfast and on and on. It was a wonderful season for all.

While the season was filled with many activities, there was also much work accomplished. We continued to have success with our landscaping contractor and have worked to instill better followup/cleanup by World Class Landscaping after each servicing thanks to the Landscape Committee chaired by Georgette Kauhane. Due to an incursion of Formosan termites, we have had to have our Property Manager investigate alternatives to our current treatments (see his report).

Much frustration has been expressed with the current WIFI system at IBC. We have worked extensively with Monster Cloud to improve the service with little success. The Board will continue these efforts late this fall. Ultimately, it may be that IBC will be unable to provide this service to the owners at a level that meets their expectation and we will have to move towards individual owners contracting for this service through Comcast or

other service providers. More to come on this issue. If you are interested in working on this issue let a Board member know.

Following the tumultuous period January through March working to select the painting colors for the buildings, the effort was finally concluded with a 73% favorable vote to change colors. Unfortunately for those interested in such a change, this tally came up short of meeting the requirement for such a change. I want to thank everyone who was involved in this effort led by Kathy Herschberger and the Paint Color Committee as it allowed us to finally move forward in hiring a painting contractor to begin the work of applying the needed building protection paint covering.

With the painting project coming to completion this summer, there are no additional big projects this summer. We should be going into the upcoming season in good shape with our buildings and property.

Regarding IBC Board activities, it is with a note of sadness that one of our long term owners has departed not only the IBC Board but also ownership of their IBC unit. Bob and Mary Stanton have sold their IBC unit and moved full time to Inlet Pointe down the street. That left us with two important openings, first a Board membership opening (Bob) and second an Editor for the newsletter (Mary). Fortunately, we were able to recruit Floyd Trospen to fill the Board membership position and Bruce and Sue McClenathan as new co-editors for the newsletter. We thank all of them for volunteering for these sometimes thankless "opportunities".

Mary Carlson
President

Property Manager's Message

We continue to work to ensure that The Inlet Beach Club maintains its high standards in maintenance and appearance. As you note elsewhere in the newsletter, we are painting the entire exterior of the facility. More importantly, due to infestations of subterranean termites found last winter and spring in various units and areas of the buildings, the Board approved upgrading our termite protection program.

We solicited bids to deal with the problem and selected Florida Environmental for this project. They have been the previous termite protection provider and have the capability to deal with this new problem. They have installed a system called Sentricon completely surrounding both of the buildings on the property. You will notice small circular green topped traps in various areas around the buildings, especially the ground floor patios (black in the pavement areas). These are the bait traps. We are counting on this method to resolve our on-going termite problem. The Sentricon system is used to protect the White House, the Statue of Liberty, and Independence Hall in Philadelphia.



Treasurer's Message

The Inlet Beach Club continues to perform on budget through June. There have been no significant surprises in the operating budget that would be worrisome so far this year. The one issue that affects all owners is an upcoming assessment related to the painting project.

As a result of the analysis by the Painting Committee and the demonstration of the painting process by the vendors, the Board has approved moving forward with the electrostatic painting method for all of the railings. More information is included in a communication to all owners on this issue. In total, it will amount to a \$22,000 expense over budget but should improve the quality of the work and reduce future expenses.

Painting Committee's Message

While it was an involved process to get to the point of choosing a contractor to execute our painting project, we believe that we've selected a very qualified painting contractor to do this work for us. They started work in early June and are well on their way to completing the project. At this point, both buildings have been painted. Touch up work is proceeding on the exteriors. The biggest part of the project is moving on to the railings and preparing them for the electrostatic painting method. This work is proceeding on both buildings. The target completion date is the middle of August as there is extensive preparation work required prior to the paint being applied. If the railings proceed as the buildings did we could expect an early completion date on this effort. By the time most everyone returns, the work will have been completed.

The Paint Committee appreciates your support during this project and when you return, let one of the Committee members (Bruce McClenathan, Floyd Trosper and Bob Schmollinger) know of any particular concerns you might notice around your unit.

Palm Beach Shores Update

This excerpt is from Mayor Myra Koutzen's recent letter to residents;

"Undergrounding Update: Our Supervising Engineer, Danny Brannon, reports that we are on schedule to begin construction early next year. His most recent status update is posted on the Town's website under the Projects tab. Danny is working with FPL to finalize their plans. He expects that we will be receiving those plans and the Binding Cost Estimate (BCE) in September or October. The BCE is the agreement between FPL and the Town outlining the details of the transition from above-ground to underground service.

The Commission will then have 6 months to accept or reject the BCE so that will be a hectic time for us. Within those 6 months, we will bid out the work, select contractors and finalize our financing. We only want to borrow as much as we need so we must have our construction bids in hand before we finalize the loan. This should be fun!"



IBC Ownership News

Since the last issue of the IBC Newsletter, we have had several changes of unit ownership. We have said our goodbyes to the following long term IBC owners; Dave and Yvonne Sylvester (Unit 316), Dan and Maribeth Volpe (Unit 309) and Bob and Mary Stanton (Unit 116). Joe and Eileen Micheli, long term owners of Unit 206 have purchased the Volpe Unit (Unit 309) and over the winter season did relocate to that unit.

You should have seen an earlier email welcoming Penny and Fran Davish (Unit 206) and Cat Broadhead (Unit 316).

At this time we welcome the new owner of #116, Joan Bancroft. Joan is currently an owner at Inlet Pointe . She is originally from Western MA – and still maintains a summer home in Lenox, MA. Joan is an active member of our town as well as an active member of the Seaside & a Rotarian. During her working life she was a Business Executive. You will likely see her walking around the island – and she is also part of the group that walks over the Blue Heron Bridge at the wee hours of the morning. Please welcome Joan to our community!

From the Editor

Reminder:

Please contact Sally Henderson if you have any family news to report. News could include death in the family, serious illness, new grand children, etc.

It's a wrap...

That's it for now. Thanks to Bruce and Sue McClenathan for taking on the task as Editors for the newsletter. Hopefully, they will be able to keep it going over the upcoming season.

