



Condominium Association, Inc.

Newsletter

APRIL 2013

PRESIDENT'S MESSAGE

Overall, think about how the INLET BEACH CLUB property looks – landscaping, buildings, cleanliness of common areas and property – without a doubt the INLET BEACH CLUB is the most attractive, and I believe one of the most admired, condominium complexes in Palm Beach Shores.

More importantly, what admirers of the INLET BEACH CLUB property don't see is that the Reserves for Replacement is fully funded and the INLET BEACH CLUB has a Budget that covers all operating expenses to maintain the property and continue to make improvements thereby protecting owner's value. How did all of this happen to make the INLET BEACH CLUB the most attractive and financially responsible condominium in Palm Beach Shores, and maybe on Singer Island?

I'll tell you how this happened. Since 1990 when the developer of the INLET BEACH CLUB turned the property over to the owners some owners took their ownership responsibility seriously by serving on the Board, serving on committees and getting involved in projects. Further, the INLET BEACH CLUB is very fortunate that most of the past Board Members are still owners, and they continue to provide very good guidance to the present Board.

In light of the above – all is well at the INLET BEACH CLUB. Well..... maybe not. Did those of you who did not attend the past Annual Meeting read the Minutes from the Meeting? Did you note that only 24 owners of condominium units were represented at the Meeting - 17 in person and 7 by proxy? Since the INLET BEACH CLUB has 46 condominium units we barely had a quorum to hold the Annual Meeting. I certainly understand not all owners can attend the Annual Meeting due to scheduling conflicts and unfortunately due to health issues, however, I can't understand why 22 condominium owners can't take the time to submit their proxy for the Meeting, especially since the proxies are mailed to their residence with a return addressed envelope.

Needless to say this lack of response is frustrating to those owners who contribute their personal time serving on the Board, serving on Committees, getting involved in projects and attending Board Meetings to provide their input and advice - all to make sure the INLET BEACH CLUB is the best condominium in Palm Beach Shores. What happens to the INLET BEACH CLUB if the 24 owners represented at the Annual Meeting decide they are no longer going to contribute their personal time to make sure the INLET BEACH CLUB operates as we've all become accustomed? Most likely the aesthetic value of the property will be affected which means the property value will be negatively impacted. Further, maybe suggestions for improvements are no longer made or considered, meaning property values may not be enhanced.

We would like for all owners to be involved in the continuing effort to maintain and improve the Inlet Beach Club and also promote a harmonious community of owners. If you cannot be involved, or will not be involved, at the very least we ask that you please send in your proxies to support the owners who care enough to be involved and thereby protect your investment.

Jery Hunter

IBC RULES AND REGULATIONS

Owners are gently reminded that the Inlet Beach Club adopted a set of Rules and Regulations for the comfort, health, safety and enjoyment of everyone – owners, guests, renters and their invitees. Out of respect to your neighbors please adhere to the rules yourselves and be sure your guests and renters are aware of them. If you have not read through the Rules and Regs lately, please do so. You can find the electronic version on the IBC web site at <http://www.inletbeachclub.com>. Thank you.

PROPERTY MANAGER'S REPORT

There have been some complaints about the entrance/exit gates malfunctioning. What we have found (and witnessed) is some people (owners, delivery men, guests etc.) are physically pushing their way through the gates. When a person physically pushes through the gates they are bending the mounting brackets used to hold the operators on the posts. This causes the gates to misalign. The misaligned gate is now tripping the sensors that tell the gate there is a car, pedestrian etc. in the way of the gate which in turn tells the gate to open. To keep repair expenses down please use one of the three man gates located on the property (2 on inlet side, 1 on street side).

When using the N.E. man gate please be sure to enter the letter "C" (clear) before entering the 4 digit code. The roof top access gates were upgraded last year to reduce access to vendors who have requested access to do repairs on air conditioning units etc. We were finding empty beer bottles etc. which was evidence that the roof tops were being used for a recreation area. This is dangerous, unacceptable and frowned upon by insurance companies. If you happen to see one of the gate locks unlocked please leave it as we have a system in place that allows owners/vendors to request access to the roof for repairs. Jose or I unlock the gate so when the vendor arrives it will be open. There have been instances where an owner may find the gate unlocked. They then lock the gate and when the vendor shows up to perform his job he no longer has access. If Jose or I are not there is no one around to open the gate and the service call has to be rescheduled causing an inconvenience for the vendor and your neighbor who may not have operational HVAC in their unit.

THE BOARD WELCOMES LINDA WOGSTAD

Welcome to Linda Wogstad as a new member of the IBC Board of Directors. Linda joined the Board at the Annual Meeting and was elected as Secretary at the Organizational Meeting

Linda, from Minneapolis, MN, is no stranger to serving on Boards. Linda has enjoyed 15 years of experience serving on two non-profit Boards: Nokomis East Neighborhood Association (serving 14,500 Minneapolis residents) and the Minnesota Waldorf School (serving 250 families). Additionally, Linda has been a Block Club co-leader in the South Minneapolis community for 27 years. As a daughter of an original owner, Joe Smith, Sr., Unit 103, Linda, her husband Doug and daughter Lindsay, age 28, have been coming to the Inlet Beach Club since the first days of the IBC.

Linda's life work includes 10 years in private school administration/business management, 17 years in meeting planning/global event logistics and operations and 5 years in small business consulting.

Linda's hobbies include amateur photography and sharing recipes. She also enjoys taking advantage of the South FL winter weather by biking and swimming while at the IBC. Please join us in welcoming Linda to the Board.



TUESDAY EVENING SOCIAL

PROPERTY IDENTIFICATION SIGNAGE

Due to the maturing landscaping along Inlet Way the IBC no longer has any identification for guests, renters, visitors and emergency personnel. Further, the "Private Property" signs on the inlet gates need to be replaced due to damage from Tropical Storm Sandy. This being the case, the Board has asked Bob Schmollinger to look into replacing the Private Property signs and having identification signs designed for the vehicle entry gate. Bob has researched four sign companies for pricing and samples and hopes to have a recommendation to present to the Board at the April Board Meeting.

FIRST ANNUAL BREAKFAST AND BOATS FESTIVAL

The first Annual IBC Breakfast and Boats Festival was held at the grilling area and "Great Lawn" observation site on March 25, 2013. On a beautiful Monday morning a large and festive group of owners, renters, and guests had a great view of the multi-million dollar yachts leaving the Inlet following the Palm Beach International Boat Show held the previous weekend. Delicacies included egg casserole, bacon, pancakes, coffee cakes, fried chicken, sweet rolls, fruit, and a huge variety of liquid refreshments. Mary Carlson coordinated the event with the support of all who attended and supplied the many delicious food options for all. Obviously a new annual tradition has been established at the IBC.



COMMUNITY ROOM

As was discussed at the Annual Meeting in January, the IBC is exploring a remodel/renovation of the existing kitchen area – turning it into more of a Community Room. This renovation would give the area more useable space to accommodate our ever growing community of owners and would also give the space a much needed update!

A committee was formed and they have obtained 3 quotes for the project ranging in price from \$16,900 to \$54,000. The committee has met with both the low bidder and the high bidder and has determined that before anything can be considered an architectural drawing and specs need to be obtained.

At the Board Meeting held on March 21, 2013 the Board authorized the expense of \$1,500.00 to engage the services of an architect, which includes a drawing of the space and the specifications for the project. Once that is received we will then go back to all 3 contractors and ask them to re-quote the project.

IBC Resource Book

Now that the production of the cookbook is behind us we are working on another project that will enhance the living experience here at the Inlet Beach Club.

At the Annual Meeting in January, President Hunter announced our initiatives for 2013. One of them is that we are working on providing all unit owners with a small 3-ring binder that will include the owners' directory, copies of the IBC rules & regulations and a list of vendors that our owners have used and are happy to recommend to others.

That's where you come into it!!! We want your recommendations! Who do you use for painting? electrical? plumbing? appliance repair? A/C sales and service? pest control? veterinarian? flooring sales & installation? And anything else you can think of. Please email their contact information to Mary Carlson at NECMDC@aol.com. The listing of names, by category, will be included in the binder. We would like to have these binders available for distribution at the Annual Meeting in 2014 so please get your recommendations to Mary at your earliest convenience so that we can ensure that the list is as complete as possible. Thank you.

DOLORES MEYER

Dolores Meyer, 83 (IBC Unit 210), Brick, NJ passed away Wednesday, March 20, 2013 at Ocean Medical Center in NJ. Dolores was born in Philadelphia and raised at the Jersey shore. Dolores was a graduate of Point Pleasant Beach High School and a parishioner of St. Peter's Church, Point Pleasant Beach. Dolores is survived by her son, John Meyer (Kathy); her daughter Lynn Wright; five grandchildren, Eric Meyer (Carrie), Kelly (Mark Nemergut), Lynn (Jack D'Angelo), Beth (Ryan Dunn), and Dawn (Jereme Kokes). Dolores is survived by 12 great grandchildren. All funeral services were private. Donations can be made to St. Joseph's Villa, 110 West Wissahickon Ave. Flourtown, PA 19301. A donation in Dolores's name was forwarded by the Inlet Beach Club.

HOW ABOUT A PET CALENDAR?



An idea was recently tossed around among several IBC owners of compiling a Pet Calendar, not of the pet's birthdays, but a twelve-month calendar with a picture of an IBC pet, past or present, for each month starting in January of 2014. It is easy and inexpensive and would be

available at very little cost or perhaps no cost at all to the IBC.

Duffy, Teriyaki, Gobi, Yang, Samantha, Snickerdoodle, Isabella, LuLu, Phoebe, Mary Carolyn's cat, and perhaps a few group pictures of all recent or current residents of the IBC will be featured.

Does anyone have a calendar making program through Photo Shop or other software? If so please contact Linda Wogstad #103. Also, if you would like to have your pet featured in the Pet Calendar please contact Linda. Linda will also need a picture of your pet, but will take a picture for you if needed.

IBC LANDSCAPING

All would agree our landscaping is beautiful and this year in particular more lavish than ever. This is due in part to the ideal growing conditions since the fall pruning and Scott carefully managing the fertilization service. However, we received several comments that the colorful plantings and grasses are being dwarfed by the shrubs and weeds are abundant in some areas. In March Scott reviewed the landscaping design manual provided by our landscape architect and met with members of the landscaping committee. We walked the entire property and made notes of areas that need attention. We discussed height standards (especially for shrubs in front of flowering plants) which Scott will make part of our design specs. Scott pointed out pruning times are critical to plant health in Florida. Our design specs recommend cutting plants back twice each year; October & April. This April's pruning will be **severe** to give flowering plants more exposure. Therefore Scott will schedule the April pruning late in the month after many of our owners have left. Georgette Kauhane and Yvonne Sylvester have provided the leadership regarding this project.

CONCRETE REPAIR

There is concern that the posts for the railings for the second and third floor balcony and railing on the street side are in some cases suffering water intrusion which will lead to a big and expensive concrete structural maintenance problem in the future if we do not perform preventive maintenance soon.

As we all know, here in Florida rust in the metal reinforcement within concrete leads to cracking and spalling of the concrete, with major and costly repairs then required. The board will be retaining an engineer to look into the problem and write specifications for the corrective action, which is likely to be chipping out the present "pockets" and re-setting the posts in new epoxy material.

CONDO CRAWL

Our beautiful condos were constructed a long time ago, and without a lot of interior diversity or architectural interest. Some owners have made **innovative, stunning and dramatic** changes over the years. **Doing, Done, and the Dreamers** ... we all have an important role in the 2014 Condo Crawl!

Is that 3-mile long wavy hallway driving you crazy? Do you yearn for a spa bathroom? There are some 'Done' that will amaze you!

What is the Condo Crawl?

The Done and Doing will **showcase one interesting architectural enhancement** in their unit to inspire the Dreamers. We're announcing the Crawl now to get the word out there, and give you time to finish that project you've been meaning to wrap up. Note that the Crawl is for owners/residents and their guests only and not advertised to the public. A **wine and cheese party** will follow – possibly in the anticipated new Community Room!

Save the Date!

The tentative date for the Annual Meeting is Saturday, January 25, and the Crawl is planned for the afternoon of the following day, Sunday, January 26, 2014. If you have questions feel free to call Sally Henderson at 419-544-0471 because Linda Wogstad will not have telephone service during the summer!