



Condominium Association, Inc.

Newsletter

APRIL 2014

PRESIDENT'S MESSAGE

As the new President of the Inlet Beach Club I am pleased to be in a position to carry on the good work started by others! Jery Hunter has served as our President for the past 8 years and I would like to personally thank him for his devotion to the IBC. Thankfully, Jery is still serving on our Board in the position of Treasurer and I will look to him for guidance to carry forward with the projects started during his Presidency.

Having said that, the WI-FI project is now complete and I thank ALL of you for your patience and understanding as we worked through the kinks to get the service up and running. In a recent survey published in USA Today, WI-FI internet access was rated as the #1 amenity that was desired by both owners and renters. As Jery said in his October 2013 President's message "This will enhance the overall value of the property and the value of our condominium units for existing and future owners."

As many of you are aware, for the past year the Board has been undertaking a thorough review and research of our railing pockets. The Committee, made up of Bob Stanton, Bob Schmollinger and Doug Wogstad, has met with multiple contractors to determine the scope of the project and the associated cost. As soon as all bids are in we will update you as to our progress. Please be advised that any work done on the rail pockets will be done during the "off season" so as to minimize any inconvenience to the majority of our residents. This is a priority item for the IBC in order to maintain the integrity of our buildings.

In order to properly represent the Owners of the Inlet Beach Club the Board has prepared a survey in order to gather your input. You should have received the survey in your in-box by now – so please take the time to answer the questions and provide any additional comments that you feel will be valuable to our Community. Your input from the survey will be reviewed by the Board to assist us in establishing priorities for the next few years. I look forward to working with the Board and the established Committees to maintain the IBC's reputation of being the "Polished Pearl of Perfection!!"

Mary Carlson

ONGOING LANDSCAPE PROJECT

The landscaping at the IBC looks great! Many people who pass by on the walkway comment on the beauty of our plantings. There was a hard cut over the summer and those shrubs that did not survive have been replaced. Mary Carlson and Georgette Kauhane did a walk around the property with Don Hatch to identify areas needing improvement. We mentioned keeping the shrubs at 24 inches throughout the property except for the hedge along the Inlet which should be even with the gates. Don will submit a proposal for cutting back the sea grapes, improving the pool area with mini hibiscus, and providing additional plantings.

MARY CARLSON AND BOB STANTON ELECTED TO IBC BOARD OF DIRECTORS

Mary Carlson and Bob Stanton have been elected to serve on the IBC Board of Directors for two-year terms, which began in January of 2014. Mrs. Carlson has in the past served as Treasurer, Secretary, and as chairperson of various committees including: selecting the building paint colors, obtaining new parking lot and grill area canvas, and implementing Wi-Fi at the IBC. Mr. Stanton has served in the past as Vice President of the IBC board and served on the following committees: upgrading of the new security gates, Wi-Fi implementation, building maintenance, and Property Manager selection.

MEET OUR NEW IBC PRESIDENT

Most of you have had the opportunity to meet Mary Carlson, but now Mary has been selected to be the new President of the Inlet Beach Club Condominium Association. Mary, professionally, is a Mortgage Loan Officer for SEFCU of Albany, NY, a graduate of the University of New Hampshire, and a summer resident of Portsmouth, NH. Mary and



her husband Nels are original owners at the IBC in Unit 215. Mary also was a Grand Prize winner on Wheel of Fortune, the television show, in 2013. Please congratulate Mary on accepting this very important leadership position.

THANK YOU DON

The Board would like to thank DON MEISLER for his service to the Inlet Beach Club as a Director on the Board for the past 4 years. Don was instrumental in getting the parking lot gate project completed and was a champion of agenda items that preserved the quality and value of the Inlet Beach Club. He is very involved with his family, his business and remodeling projects back in Indiana and has decided to devote more time to those activities.

Thank you Don!

MANAGER'S REPORT

The Inlet Beach Club is a beautiful community to be a part of, and we all need to work together to keep it clean. Please be considerate and dispose of trash properly. ALL trash and recyclables MUST be put in either the dumpster or recycle bins. The Waste Management drivers do not take items that are left in the dumpster enclosure, thus leaving it for Jose or another resident to break down boxes etc. and put them in the respective container.

The Inlet Beach Club Board of Directors is in the process of interviewing contractors for balcony rail post pocket repairs. If you are seeing a white residue on the ceiling of your balcony or patio please be advised that we are aware of the problem and are working on a resolution.

It's been a fantastic season, the weather has been amazing (hasn't snowed yet!) and I hope you are enjoying it as much as I am!

HELP NEEDED

Please notify Sally Henderson (Unit 113) if you have information about an illness or death within our IBC community. Sally will send a card to owners/family members, and she especially needs your help during the summer months. You can either call her (419-544-0471) or send an email to sallyhe08@gmail.com.

THANK YOU

I would like to thank everyone for the cards and condolences on the death of my father. I feel very blessed to live in the IBC community.

-- Susan Kingcade

WHAT IS THE "FUN" FUND

The "Fun" Fund is the recipient of monies from the numerous fund raising events at the IBC each year. Included are the various sports-related pools: Super Bowl Party, Honda Classic 50/50 Pool, March Madness, and sale of the IBC Cook Book. The current balance in the account is \$731.51. This money is spent to support projects that cannot be legally financed by the Inlet Beach Club Condo Assn. funds. The "Fun" Fund supports a contribution of candy to the St. Patrick's Day Parade, Boats and Breakfast, Condo Crawl, Annual Meeting luncheon gratuities, welcoming gift for new owners, and the traditional End-of-the-Year Party, which is provided each year for all IBC owners and renters at no cost. Grand Prize Cash Winners of past sports pools are: Dave Sylvester, Harry Kauhane, Mary Carlson, Susan Mc Clenathan, Ellie McDaniel, Joan Spokely, Bob Stanton, Dick Bruder, and Nels Carlson.

CONDO CRAWL

The Owner's Condo Crawl on January 19th was met with a wonderfully warm and brilliantly sunny day. Docents Kathie Hershberger and Georgette Kauhane did their homework and were so well-versed about each unit-their tours were great! Seven owners showcased one or more unique characteristics of their units, and participants received many great ideas from gorgeous new bathrooms, to something as simple as furniture placement. The event wrapped up with a wine and cheese reception for everyone involved which included door prizes, including the IBC 2014 Photo Calendar, and four beautiful fabric baskets and cotton dishcloth sets. The Condo Crawl is obviously going to be on the calendar for 2015. Thank you to all that participated.



VOLUNTEERS PLAY MAJOR ROLE AT IBC

Volunteering is alive and well at the IBC, but we need additional owners to volunteer their time and skills to help share the load of continual improvement at our facility. You don't have to lead the effort unless you want to. You don't have to be here all the time. With communications as instant as they are today keeping you "in the loop" is not an issue. Many owners have special skills to contribute to many of the projects.

During the past two years twenty-two owners/ residents have volunteered and served on committees and study groups that make recommendations to the IBC Board of Directors. Unfortunately, a majority of those volunteers have had to serve on numerous committees. Please help out the IBC. Contact a board member and tell them about your interest in helping with a particular project(s).

ANNUAL BBQ

(pictured right)



RECYCLING

We have received a letter from Waste Management advising us that *many* of their commercial recycling accounts are consistently contaminated with solid waste. They are asking that we make a concerted effort to ensure that our recycling containers *only* contain clean recyclables and absolutely **NO** solid waste. If our containers continue to be contaminated, after efforts by Waste Management to clean them up, they will be instituting a contamination fee!

We don't want the IBC to be one of those accounts – so please see Scott if you have any questions about what may or may not be recyclable. As a reminder the *only* acceptable recyclables are:

- *cardboard
- *magazines
- *mixed office paper
- *junk mail
- *phone books
- *paper board packaging
- *metal cans
- *#1/#2 plastics



ELEVATOR UPGRADE

Please take note of the improvements in the appearance of the interior of the elevators in Buildings 120 and 140. The new tile represents the first upgrade of the flooring in the elevators in the last twelve years. The brushed chrome control panel of each elevator has also been cleaned and buffed. Obviously further upgrades will be somewhat determined by expenses and operating conditions of the elevators. Options that are available would be to have the entire interior professionally cleaned, and to have a more upscale lighting system installed. Our elevators are twenty-three years old, are an essential contributor to IBC life, and

require an annual inspection to retain our State of Florida certification. The appearance and safe operation of our elevators is of course a high priority.

Kathie Hershberger has taken the leadership in providing current information related to this project, researching cost of future improvements, and recommending qualified providers to address the appearance of our elevators. Thank you Kathie .

IBC RUBS SHOULDERS WITH WASHINGTON

Nels Carlson, Linda Wogstad and Dave Spokely attended the COASI meeting on January 25th to hear our Representative Patrick Murphy speak on a subject near and dear to the Inlet Beach Club – our Beaches! It was a very informative meeting about possible solutions for beach re-nourishment and *the Protect our Beaches* effort. A couple of options under consideration now for preventing beach erosion include a pilot breakwater project and an EPA-approved plant protein application to promote plant growth and improve the Ph balance. Rep. Murphy concluded his talk with encouragement to become environmental activists – to put pressure on elected officials, write letters, sign petitions and join coalitions for a greater voice. The IBC thanks Nels for his work on our behalf in COASI and for organizing this important event.

