



Condominium Association, Inc.

# Newsletter

JULY 2014

## PRESIDENT'S MESSAGE

Hope you are all enjoying your summer – wherever you may be, or whatever you may be doing!

Thank you to those of you who took the time to complete the on-line survey (or mailed one) that was sent during the first quarter. There were 26 responses and some good feedback that should guide the Board in determining overall priorities that are in line with the mission of preserving the value of the Inlet Beach Club.

Some of the input was that our documents (by-laws, declarations and covenants) are outdated and should be reviewed for possible changes. These changes would make them more relevant with the year 2014 and any legislative statutes that might not be incorporated in the IBC documents. I think we can all agree that a lot has changed in the past 25 years since the IBC was created – and our documents have not gone through a thorough update in that amount of time. Rather than spending money on a lawyer, to update parts of the documents that deal with lifestyle issues, we have 4 fellow owners who have volunteered to spend some time over the Summer & Fall months, to review our documents and make recommendations to the Board for changes that might be warranted.

I would ask each of you to do the same thing – take the time to really read through and digest what these documents say – and how they govern how we live and send your ideas, comments &/or suggestions to any one of the 4 volunteers! From a compliance standpoint in order to make sure that we have all the new Florida statutes incorporated in our documents, we will have an Attorney update that piece in 2015.

The 4 volunteers are:

Bud Henderson – [hend35@aol.com](mailto:hend35@aol.com)  
Ellie McDaniel – [elliemcdaniel@hotmail.com](mailto:elliemcdaniel@hotmail.com)  
Bruce McClenathan – [bmcclenathan@gmail.com](mailto:bmcclenathan@gmail.com)  
Kathleen Mygas – [kmygas@gmail.com](mailto:kmygas@gmail.com)

*Mary Carlson*  
President

## TREASURER'S REPORT

Upon completion of the first five months of 2014 the Total Income for the Inlet Beach Club is tracking slightly under budget (\$1,616.89 or 1.15% of the year-to-date total budget); this is largely a result of the prior year carryover of \$1,685.40.

Total operating expenses for the same time period are \$651.85 (.5%) under year to date budgeted expenses; the combined total year to date Total Income and Total Operating Expenses variance to Budget is \$965.04 – indicating that thus far for the year we are tracking very well.

The Board was very pleased with the Insurance Proposal provided by Vista Insurance to renew all insurance coverage. As always, Vista Insurance did an excellent job explaining the coverage for each policy and submitted the most competitive proposal. The 2014 – 2015 insurance expense increased by only 3.1 percent for the same insurance coverage over the 2013 – 2014 expense.

As reported during numerous Annual Meetings and in Inlet Beach Club Newsletters, the Inlet Beach Club is one of the very few condominium complexes on Singer Island with a fully funded Reserve for Replacement program. Each year, while preparing the budget for the coming year, the Reserve for Replacement Analysis is updated. The estimated replacement cost, remaining life expectancy and current reserve balance for each property and building component is reviewed. The funding for each component is then adjusted, when necessary, to assure that the component is fully funded the year prior to when the component is due for replacement.

Please contact Jerry Hunter, Treasurer, should you have any questions or comments regarding the Inlet Beach Club Budget or the Reserve for Replacement Analysis. Jerry can be reached at [jhunter5379@sbcglobal.net](mailto:jhunter5379@sbcglobal.net), 636 322-1532 – Office, 636 583-8339 – Home.

## PROPERTY MANAGER'S REPORT

Hurricane season is here! The weather forecasters are predicting a quiet storm season this year. We have our fingers crossed this will be the case. I hope you are all enjoying your summer. It is sunny and hot in South Florida and the regular afternoon thunderstorms are here.

Daniello Construction has finished their work on the balcony railing post pockets and the Inlet Beach Club has contracted with them to do the pool enclosure rail pockets. We expect this will be scheduled in late July.

Courtesy Services is no longer providing the Lawn Maintenance; however, Don is still providing rodent and pest control for the IBC as well as several individual units who have hired him to do so. World Class Landscaping has taken over the lawn maintenance and are doing a fine job.

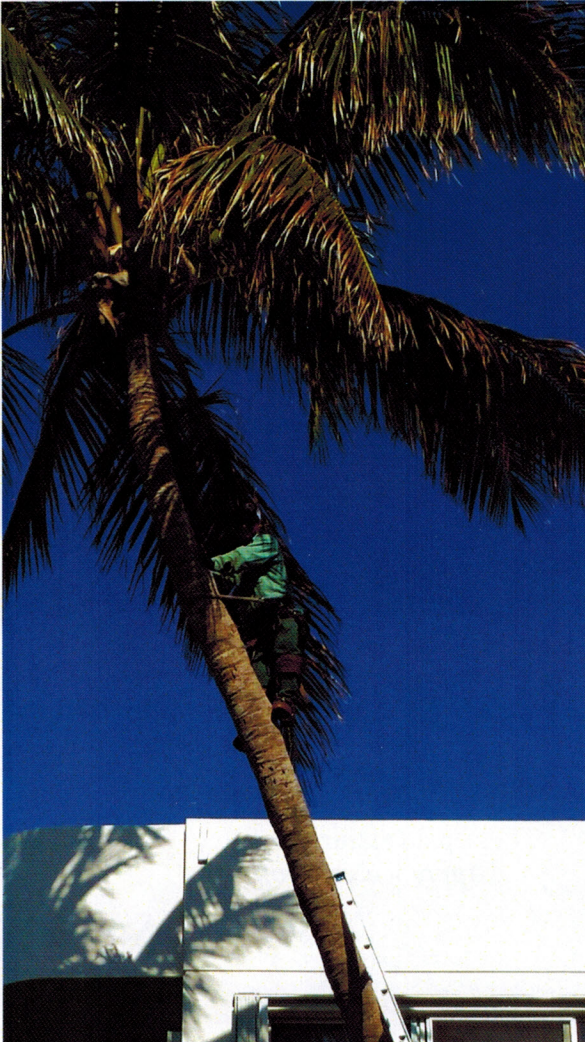
## THANK YOU DON HATCH

The Board wishes to thank Don Hatch for his dedicated service to the Inlet Beach Club. For 25+ years Don has taken care of our lawns, small shrubbery and outside pest control. As you know, Don notified us that at the end of April that he would no longer be providing lawn service or outside pest control. Many IBC owners employ Don to treat their individual units for pests and Don wants you all to know that he will continue to provide that service. Thanks Don for your care for our landscaping.

## **TIKI WATERFRONT SEA GRILL TO CLOSE FOR REDEVELOPMENT**

The Tiki Sea Grill, long a favorite for tourists and residents alike, is set to close in early July to make way for a redevelopment project that is expected to transform the Riviera Beach Marina over the next ten years. Ground was broken in April for the \$375 million, 26-acre mixed use development which will include parks, shops, restaurants, increased boating slips, larger facilities for commercial charters, and enhanced parking.

## **IBC CONTRACTS WITH WORLD CLASS LANDSCAPING**



## **PORT OF PALM BEACH EXPANSION**

The U.S. Army Corps of Engineers has pushed the "pause" button in their support for the Port of Palm Beach entry channel expansion. The 88.6 million dollar project has received approval in the Corps budget, was approved by the Corps, but the Corps now is suggesting that more time may be necessary to hear the various points of view from a diverse coalition of groups opposing the project. Upon final approval the project would increase the channel depth from 35 to 39 feet and increase the maximum ship length from 675 feet to 750 feet. Also included would be an expansion of the width of the inlet from its present width to a width yet to be determined, depending on if it is the inner channel or the outer channel. Federal legislation passed recently will limit smaller container ships from using already crowded ports. The expansion would also revisit the Inland Port plan first announced four years ago to construct a huge facility South of Orlando that would serve as a rail/truck distribution center for Florida and the Southeast and to be fed by ports in West Palm Beach, Tampa, Fort Lauderdale, and Miami.

Opposition to the project represents a multitude of opinions from throughout Southeast Florida, including governmental, environmental, tourism, recreation, homeowners, and private sector. Mayor Gail Coniglio, Mayor of Palm Beach has called the project a "port folly" and said the town unilaterally rejects the proposed project and has joined with civic, marine, and other groups to oppose it. Mayor Coniglio also stated that threats to recreational opportunities, blasting damages to nearby homes, anticipated storm surges coupled with documented effects of sea level rise, will lead to a devastating impact to all of the surrounding lagoon municipalities.

IBC residents are encouraged to voice their opinions to IBC Board of Directors, members of the Palm Beach Shores commission and to our Congressman Patrick Murphy, and to Congresswoman Lois Frankel who represents Palm Beach and West Palm Beach.

Although a date has not yet been scheduled, watch for an announcement of the upcoming meeting with the U.S. Army Corps of Engineers to further discuss this project. Even though many owners at IBC are not in residence at this time, please communicate with the above mentioned persons through email, writing, or phone, and express your concerns.