



FISHERMEN AT SUNRISE AT THE PUMP HOUSE ON OCTOBER 21, 2022

Inlet Beach Club Newsletter

November, 2022

Fall Edition

IBC Board Message

As we move into the middle and late fall, your Board continues to focus on the important issue of the Building 140 roofing replacement. We continue to work with our selected engineer in specifying a process for moving forward on this issue. The bottom-line issue is a comparison between restoration of the existing roofing system (using a waterproofing method) and a complete replacement of the existing roofing.

The Board is working with our engineer on this decision process, along with our selected contractor and our insurance carrier. It is important that whatever direction we take meets our minimum requirement for being insured. The difference between the two methods is

about 4 to 1 more expensive for a complete replacement.

Given the problems in the “supply chain” and the demands that have been placed upon the contracting industry, it is hoped that the issued can be resolved later this fall.

This has been a long and drawn-out process to get to this point. Fortunately, over this past, very rainy summer (including over 4” of rain from Hurricane Ian), we have not noticed any significant roofing issues in Building 140. We have had our current roofing vendor on-site to make a few minor repairs.

Since our last newsletter, we are also able to report that the transition from a direct-hire Property Manager to a professional Property

Management Company has been successful. The intervention by the Board, in the day-to-day activities, has been greatly reduced due to the more professional and extended coverage hours by 4H, in the person of Mark Hasson and Nikki White.

With the help of 4H, we are now moving into the budget cycle for the 2023 year. As a forewarning, it is likely that there will be an increase in our quarterly/annual assessments. Experiences such as the national inflation rate and Hurricane Ian as well as new Florida laws resulting from the Champlain Towers condo collapse in Surfside, Florida all contribute to the likely increase.

The Owners’ Annual Meeting will be coming up in January. You will, shortly, be hearing about both the budget and the Annual Meeting. This will be another

opportunity to serve the community as a Board member. In these trying times, new members' interest would be appreciated. If interested, please talk to an existing Board member about the rewarding feeling one gets from being directly involved in the operation of our beautiful condominium.

Happenings around Palm Beach Shores this Summer

Sailfish Marina

Here are a couple of photos of Sailfish. They are replacing the underground fuel oil tanks for refueling boats:



Additionally, they are raising the bulkhead in front of the Tiki Bar.



Another view from inside the Tiki Bar:



Condo Next Door to IBC

Construction on the new condo to the west of IBC is proceeding at a fast pace. All three buildings have been built up to the third floor. Construction is going much faster than previously experienced at Oceans 18 to our east. Street view:



Inlet view:



And finally, something is happening along Lake Drive as you just enter the town, a couple lots down from the big corner lot.



Lake Drive

The new water main is going in along Lake Drive disrupting all traffic in front of Sailfish:



Reminder

As mentioned earlier, we will be having our Annual Owner's Meeting on January 14, 2023. The meeting will once again be in the 140 Building garage. Please be on the lookout for information on both the meeting and the opportunity to serve on the Board of Directors.

Finally

Looking forward to another wonderful but busy season here at the Inlet Beach Club

