



Condominium Association, Inc.

Newsletter

OCTOBER 2013

PRESIDENT'S MESSAGE

Based upon the number of e-mail addresses we have in the IBC address list, I believe it is safe to say that at least 90% of the IBC owners utilize the internet for browsing or for electronic mail. Further, should you not have internet access by way of a wireless modem, wireless USB modem, or other wireless connection you are most likely "tethered" to your internet connection while at your condominium.

While buying our last vehicle, not only did the sales representative mention a number of times that wireless internet connection (Wi-Fi) was available in the customer lounge (I wondered how often our new car was going to be in the shop) he also mentioned that Wi-Fi was available in the car and we could read our e-mails on the display on the instrument panel (now that's a good idea – driving and reading e-mails – front bumper parts sales must be very good). The point is - with Wi-Fi available in cities and neighborhoods, coffee shops, hotels, airports, automobile dealerships, bookstores, apartment complexes, condominium complexes, restaurants, and many other establishments – Wi-Fi is the future and will soon be everyone's internet connection.

This being the case, it was no surprise that approximately five years ago the Board started receiving inquiries about Wi-Fi for the Inlet Beach Club. Therefore, at the request of many unit owners, the Board formed a Committee to explore Wi-Fi for the IBC.

The Committee did a very thorough job of interviewing wireless system providers, visiting other wireless condominium complexes and studying proposals for installing Wi-Fi at the IBC. After the Committee's research, the Committee recommended to the Board that we enter into a contract for Wi-Fi service with PC USA.

Once installed, the PC USA Wi-Fi service will provide internet service throughout the IBC property including each condominium unit, the Property Manager's Office, Community Room, Exercise Room, and the pool and grill area. The benefits of Wi-Fi at the IBC are numerous, and you will be able to access the internet from anywhere on the property. For those whose internet provider is Comcast you will experience faster internet connections, Wi-Fi will be "on" all the time so you won't need to activate or turn off your internet service when you come and go for the "season" and there will be considerable cost savings when compared to Comcast's current monthly fee of \$41-\$45.

The monthly Wi-Fi service fee will be paid by the Condominium Association. Therefore, instead of directly paying Comcast \$41-\$45 per month, you will pay for internet access through your quarterly maintenance fee. Twelve-month, two-bedroom unit owners will pay on average an additional \$20.46 quarterly maintenance fee (\$6.82 per month) and the twelve-month three-bedroom unit owners will pay on average an additional \$24.94 quarterly maintenance fee (\$8.31 per month). Although on the surface this appears to be an increase in your quarterly fees, in reality, it is a savings as illustrated by the following figures. Two-BR owners would save \$102.54 per quarter and each twelve-month three-BR owner would save \$98.05 per quarter. Using these figures will enable you to estimate your own cost based on the size of your unit and the number of months you usually spend at IBC per year.

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Obviously, these figures represent estimates based on the cost of the service, which is known, size of units, which is known, and the amount of time that owners inhabit their unit throughout the year. (For example, four-month residents currently pay only a minimum amount to Comcast during the eight months that they are not in residence at IBC.) Final figures will be established following the IBC Budget meeting in early December.

This enhancement and improvement to the IBC is long overdue and will not only create an up-to-date environment for internet users, but will also further enhance the overall value of the property and the value of our condominium units for existing and future owners.

In closing, it is expected that the wireless system will be operational in early October. Therefore, you will not need to activate your internet service with your current internet provider when you return for the fall and winter season. Further information and wireless connection instructions will be provided after the installation is complete.

Jery Hunter

PROPERTY MANAGER'S REPORT

Spiraling White Flies have become a big problem in South Florida. In most cases, this whitefly will NOT kill healthy, large trees and palms, however, small, newly planted or unhealthy plants with extremely high infestations could possibly die.

The most noticeable symptoms of this whitefly are: a heavy deposit of flocculent, white, waxy material that covers leaves; a sticky substance called honeydew that is excreted by the whiteflies and black sooty mold that grows on the honeydew. Both the honeydew and sooty mold will coat plant surfaces as well as objects or other plants below or near the infested tree. Sooty mold is a fungus but is not a plant disease, however, it may interfere with photosynthesis, and if excessive, may reduce plant growth, and may cause early leaf drop. The white waxy material, honeydew, and sooty mold usually wear off following control of the whitefly infestation.

In your time at The Inlet Beach Club you may have noticed the white waxy material on the underside of some of the Coconut Palm Tree Fronds or the black Sooty Mold left behind from these pests. We are working on resolving the infestation at The Inlet Beach Club. The IBC has contracted with Shoreman's Pest Control to regularly treat our Gumbo Limbos and Palm Trees for The Spiraling White Flies. Jose has been busy pressure cleaning the residue left behind. The installation of several new plants that did not survive the summer prune are scheduled to be installed by the first of October. Fortunately it has been a light Hurricane Season with only one named storm so far this year. I hope you have enjoyed the summer season and look forward to seeing you soon.

COMMUNITY ROOM UPDATE

Discussions regarding the proposed Community Room have been ongoing during the summer months. Blueprints have been received from the architect, Garrison Design, which were then distributed to 4 different contractors to bid the job. All 4 contractors gave us helpful recommendations for some changes to the plans. The next step is now for the Architect to incorporate the changes, so that the contractors can submit their final bid for consideration.

In the meantime the Board is in the process of negotiating with an artist to develop a visual rendering of the project. The Board feels that it will be easier for owners to conceptualize the project that is being considered once the drawing is completed.

IBC CONDO CRAWL

Please join us on Sunday, January 19, 2014 for the IBC Condo Crawl! Meet other IBC residents at the grill area at 2:00 P.M. It's fun to see what Owners have done to make their unit different – everything from a flick of a paint brush, to major demolition. Unique features of several homes will be showcased in a very short tour, followed by a wine and cheese reception for all participants. Note this is a secure event, and not open to the public.



LANDSCAPE IS FLOURISHING

The hedges, particularly around the grill area and the south side of the IBC, were severely cut back in late April. This pruning was necessary in order to prevent the hedges from dwarfing the colorful plantings and grasses. We have provided two pictures to show the extent of the trimming.

The good news is that the hedges are all flourishing again and the on-going landscaping process is producing positive results. Georgette Kauhane and Yvonne Sylvester, along with Property Manager Scott Wisuri have provided the leadership in this project.



WELCOME NEW OWNERS

DAVID & ELLIE MCDANIEL BLACKSBURG, VA - UNIT 214

David and Ellie live in Blacksburg, VA where they both work in their company, which does embroidery, screen-printing and specialty advertising products. They both love college sports, especially basketball and football, so they will fit right in with the IBC "March Madness" craziness. They follow Alabama (Dave's alma mater), Virginia Tech, and the University of Virginia. Ellie also loves tennis and hopes to find some competition at the IBC. They have a daughter, Becky, who is married to Chris and they have two daughters and have recently moved to Sewanee, TN where Becky is in the School of Theology at the University of the South, and is preparing to become an ordained minister in the Episcopal Church.

David and Ellie also are the parents of Dave who is an engineer living in Charlottesville with his wife Holly and one daughter, and they are expecting a grandson in February. The McDaniel's are happy to become owners at IBC. They have been visiting PBS for about 12 years owning time-shares at Marriott's Ocean Pointe. They are looking forward to meeting everyone once the season begins.

JEFF AND CHERIE ELHART HOLLAND, MI - UNIT 211

Jeff and Cherie, along with their sons, Jake and Ben, are natives of Holland, MI where they still live and are long time boaters on beautiful Lake Michigan. They also enjoy their second home during the winter months in Snowmass/Aspen, CO. Cherie has her own women's fashion business called Cabi representing a beautiful and affordable line of clothing. Jeff is the owner of Elhart Automotive Campus featuring GMC, Nissan and Hyundai vehicles and has been in business since 1965. They enjoy spending summertime at the Macatawa Bay Yacht Club, where Jeff is the current Rear Commodore. They are actively involved in Christ Memorial Church

Jeff's father retired in 1990 and resides in the winter months in close-by Hobe Sound. Both Jeff and Cherie most recently have fallen in love with the quaint and friendly community of Palm Beach Shores, and especially the wonderful and exciting location of the Inlet Beach Club.

Please welcome the Elhart's and the McDaniel's to the Inlet Beach Club.

RULES AND REGULATIONS

Owners recently received a copy of the revised Rules and Regulations with the quarterly Association dues statement. Easy access regarding this document can also be found on the Web site. Over the years the Rules and Regulations, along with these new changes, were thoughtfully designed to keep our IBC Community safe and property values at their highest, so all Owners can peacefully enjoy their units. Please be sure that your visitors, guests, and renters are aware of this document. Should you have any questions or suggestions please feel free to contact a Board Member.

NEW WEBSITE UNVEILED

A few more improvements have been made to the IBC Web Site. The Board of Directors is anxious to share this update with you at www.inletbeachclub.com. The new Home Page is attractive and the format navigates very easily. A big thank you to our Property Manager, Scott Wisuri, for his interface with our Web Master!

The *IBC Documents* tab is a great-go-to for easy access to: monthly Board agendas and minutes, forms to register unaccompanied guests, application for rentals, rules and regulations (revised), the Notice of Sale form, and the Manager's reports.

A new addition of note, especially important because we are still in the storm season, is a link to a very helpful *Hurricane Plan* page. New Owners should be sure to contact Town Hall for the resident card you need to return to Palm Beach Shores following an evacuation. Be sure any renters know where this card is kept in your unit should it become necessary to vacate the unit.

If there is anything you would like to see added to the Web Site, or see something to be corrected, please contact a Board Member. Photographs are always welcome; you can send them directly to Scott Wisuri, Property Manager.

The Town of Palm Beach Shores also has a Web Site you may want to refer to it at www.palmbeachshoresfl.us. You will find Newsletters, Events, Contact Information and other valuable data for Palm Beach Shores residents.

IBC Owner Resource Book

As you are all aware – the Board is diligently working on creating an Owner's Resource Book for distribution to all Owners at the Annual Meeting in January. This book is for YOU – the Owners, to use as a resource for important phone numbers; a directory of other Owners' contact information; important dates; the Rules & Regulations of the IBC & referrals of Vendors recommended by your fellow Owners. BUT – your help is needed!! The Resource Book is only as good as the material in it. Please take a minute to share an e-mail and let others know who you use for air conditioning service – electrical – painting – cleaning services – appliance repair – plumbing – handy man – carpentry – pest control and any other service you can think of!

Also, soon you will be asked to confirm your IBC Owner Directory information regarding all of the data on file for you (cell phone, email address, emergency contact etc...). It is important that the most current data is included as part of the owner's directory in the Resource Book. Please be on the lookout for this important e-mail.

Please send the contact information (name and phone #) to either Linda Wogstad Linda.wogstad@yahoo.com or Mary Carlson necmdc@aol.com.

We NEED your participation – thanks!