



Condominium Association, Inc.

# Newsletter

OCTOBER 2015

## PRESIDENT'S MESSAGE

As the new season approaches once again – it appears that we are on a waiting list for folks wanting to spend their winter months at the IBC. We are fortunate that the IBC is such an enjoyable place to be – thanks in large part to you, our owners who maintain and upgrade your units and to Scott & Jose, who maintain our property and grounds! All this makes the IBC that “*Polished Pearl of Perfection!*” In order to maintain this high standard there are a few things that should be taken into consideration:

All owners and renters should comply with the published rules and regulations AND ensure that all guests are informed and comply as well.

In the event that you notice a maintenance issue around the property or have an idea for an enhancement at the IBC please bring to the attention of the Property Manager, or write it up on one of the forms provided in the community room area.

IF you are ready to “step up” and join the many past and present owners who have volunteered their time to help make the IBC what it is today – now is the time to submit your name to run for a spot on the Board!

It is also important to participate in the greater community of Palm Beach Shores by attending meetings and becoming aware of the style of management of our town Government. Good idea to know how our tax dollars are being spent as well!!!

The Board wishes to inform all Owners of an unfortunate incident at the IBC. A unit in the #120 building was broken into by kicking in the door. The PBS Police Department was dispatched and a police report sent to the Owner; nothing was missing. You are urged, once again, to not ignore anyone on the property you do not know! It bears repeating: Ask unfamiliar people who they are visiting and what unit they are in - if your instinct tells you they are suspicious, call 911 and report the trespassers. Each of you is one of the best security systems we can have at the IBC. Thank you.

The Inlet Beach Club can be very proud of the way owners and renters alike have displayed kindness and courtesy to others. This is what makes our Community stand out from others.

Again, I am looking forward to another energy filled season at the IBC as we continue our tradition of Tuesday social hour and whatever other “pop up” festivities happen. Safe travels to ALL – whether you’re heading south or east.

**Mary Carlson**, President

## MEET THE INLET BEACH CLUB BOARD

IBC is fortunate to have had responsive, experienced Boards of Directors from the time the condo was constructed in 1989 until the present day. The current Board has a tri-fold focus: building maintenance and the comfort of the IBC community; the beauty of the grounds; and the financial stability of the condo association.

**Mary Carlson is Board President, and has served as Treasurer in the past.**

ED: I know most of your career has been in banking, but I'm not exactly sure what you do. And what is your current job? **MARY: I am a mortgage loan officer. I help secure financing for people buying residential properties. I currently work for Citizens Bank.**

ED: Where did you go to school, what's your degree in, and how long have you and your husband Nels been married? **MARY: I went to the University of NH and have a BA in Spanish – we have been married for 20 years.**

ED: How would you describe your function as president on the Board? **Mary: The function I feel of the President of the Board of IBC is to preside over Board meetings; make certain that the budget discussions are fruitful and accurate in order to reflect the monthly costs and revenue; to keep our property maintained at a level that does not require special assessments; supervise the Property Manager and constantly work to promote harmony in the community!!**

ED: How many years have you been a Board member? **MARY: Don't remember – but I would say at least 7.**

ED: You --well, Nels-- were an 'original owners' so to speak. When did you first start coming to IBC? **Nels started coming in 1989 and I followed him in 1990.**

ED: We know you like to work out and that you are very active as a volunteer. Anything else you would like to add? **MARY: I enjoy building jigsaw puzzles, reading, scrapbooking and of course – watching Wheel of Fortune!!!!**

**Bob Stanton is vice-president of the Board, and has served on the Board for four years.**

ED: How do you see the vice-president's role on the IBC Board? **BOB: The same as Joe Biden's--to step in if the president should become incapacitated. And to keep things moving along.**

ED: What's your career background? **BOB: I'm a graduate of Duke Law School, and practiced labor law for twenty years. In the mid-80s I bought a small filter company specializing in water and chemical filtration. we branched out into industrial ceramics and I've spent most of my time there. I retired from active law practice some years ago.**

ED: You and your wife Mary are almost original owners. When did you first start coming to IBC? **BOB: we've been coming to Singer Island for winter vacations since the mid-80s. When the Inlet Beach Club first opened up, we bought the builder's unit in 1993.**

ED: Do you golf? Fish? Boat? **BOB: Nope, nope, nope. I grow fruit out in Loxahatchee Groves. We have 25 acres of limes, avocados, dragon fruit and various tropical stuff. I'm the one responsible for the limes in the IBC margaritas.**

**Jery Hunter is a past Board President. He currently serves as Board Treasurer.  
(Jery's interview will appear in the next edition of the IBC newsletter)**

**Linda Wogstad is Board Secretary, and has been on the Board for several years.**

ED: I know you guys live in Minneapolis. Have you spent most of your life and career there? Have you retired or are you still working? **LINDA: I have lived within the same 6-block area my whole life. My working career - an incentive group meeting planner for 9 years, a Waldorf School administrator for 9 years and an on-site meetings/incentive logistics director for 10 years. Had my own business for 5 years doing books for and managing small, mostly home based, businesses. Most exciting trip was working the Beijing Olympics for a month!**

ED: Where did you go to school? Do you and Doug have children? **LINDA: I went to St. Cloud State College and Doug went to Northwestern. We have Lindsay, age 31 and marrying October 3.**

ED: How would you describe your function as secretary on the Board? **LINDA: To fully and accurately report Board work in the Minutes to reflect as much information as possible for future reference.**

ED: How many years have you been a Board member? **LINDA: I think this is the 3rd year.**

ED: You've been married to Doug for how long? **LINDA: Just celebrated our 39th anniversary on September 3.**

ED: You and your siblings were 'original owners' so to speak, through your dad, right?. When did you first start coming to IBC? **LINDA: Yes, Dad bought pre-construction. Doug and I have been coming down since 2006.**

ED: I know you are an active volunteer, and that you are a good photographer. ! Anything else you would like to add about your hobbies and interests? **LINDA: I am active in the home neighborhood - just 'retired' as a block club leader since 1981 and I head up a community Monarch Waystation native garden; I'm active in the lake neighborhood as a community 'fun-raiser' for the Trego Lake District and clearing brush, clearing brush and more clearing brush. I am presently having my own gardens certified as an official Monarch Waystation. We're building next year and will move to the lake permanently in 2017. Doug and I are avid campers and attend every music festival we can.**

**Harry Kauhane is IBC's Board Liaison.**

ED: We know you had a successful career at National Geographic for a number of years. What did you do? **HARRY: I started at NGS in the Cartographic Division in 1961 and retired in 1994 as Assistant Chief Cartographer. I produced and later supervised the production of all of the maps, globes, and atlases for NGS.**

ED: You can trace your Hawaiian ancestry back more than a hundred and fifty years. And you went to Kamehameha in Honolulu? **HARRY: Yes. I graduated in 1954 and enlisted in the Air Force the same year for 4 years. We can trace our ancestry to the mid 1800's. My great-great granddad was born circa 1840-50.**

ED: What is your chief responsibility on the IBC Board? **HARRY: I serve as Liaison between the IBC Board Members and Committee Chairpersons.**

ED: And how long have you served? **HARRY: 5 years.**

Your wife is also very active in the IBC community, as our 'Social Director'. How long have you two been together? **HARRY: Georgette and I will have been married for 53 years next January.**

ED: You guys are 'original owners' so to speak: **HARRY: Yes. Georgette's brother was an original owner in unit 207. We started visiting the IBC in the early 1990's and purchased unit 311 in 1996.**

ED: How do you spend time when you're free? **HARRY: We golf a lot seeing as that we live in a golf community and I also work on the golf course when we're in WV. We love to travel but now we confine our traveling between Hawaii and Las Vegas. We go to Hawaii every 2 years and Las Vegas just about every year since 1992. My Kamehameha class meets in LV every year in October and I always invite members of my family to join in the fun. My oldest brother and his daughter graduated from Kamehameha so they fit in really nicely with my classmates.**



## PROPERTY MANAGER'S REPORT

We dodged a storm with Hurricane Erika earlier this summer. It was a good practice run for us. This is a good reminder to all owners to be sure to keep your hurricane shutters in good working order. There are several companies that will exercise, clean and lube your shutters for when the time comes that you really need them. Many owners have taken the liberty to upgrade to the latest Dade County approved Hurricane Impact Resistant windows and shutters. Not only do you get protection from storms but the new windows are better insulated, heavier duty and come with **Low-emissive (Low-E)** glass that has been treated with an invisible metal or metallic oxide coating, creating a surface that reflects heat, while allowing light to pass through effectively lowering your electric bill. Contact me for a list of vendors that can help if you choose to do this upgrade.



*Scott Wisuri (pictured left) has been the IBC Property Manager for five years, and we are lucky to have him. Scott is the owner/president of a long-standing property management firm. With the help of Jose Cusati, he keeps our grounds and buildings in tip top shape.*



*Jose (pictured right) has been a hardworking, important part of the IBC team for fifteen years.*



A nice new refrigerator is now in the IBC kitchen.

It is many thanks to Yvonne Sylvester.

Here is a view of the construction at the former Tropic Isles site, next door to IBC building 120, as of mid-September.



## NEWS TO USE

Sally Henderson (Bldg 140) and Kathy Hershberger (Bldg 120) have volunteered to research security measures used by other Condominium Associations in Palm Beach Shores and report to the Board of Directors.

If you have a great idea for an IBC social activity, be sure to let Georgette Kauhane know.

Each owner has received a copy of our original condo governing documents and any revisions. With the arrival of the 2016 Season, it's always a good idea to remind us all of IBC community policies:

1. Rentals must be for 30 days or longer. Short term rentals are contrary to our rules and regs.
2. Tenants and guests must please register their names and vehicles with our Property Manager, Scott Wisuri. There is a sign-in ledger in the community kitchen in building 140.
3. IBC is one of the few Singer Island condos with large public spaces. Guests and tenants are reminded that we are a residential community. Loud parties, loud TVs and stereo systems, and noisy public behavior are actively discouraged.
4. Our handsome pool is an undeniable attraction, and our costs for liability insurance reflect that! The IBC pool is for residential enjoyment by owners, guests, and lawful tenants. Please play audio devices quietly. Food and beverages are not allowed in the pool or on the pool wet deck (the lip edge of the pool). Only toilet-trained children are allowed to use the pool and no swim diapers are permitted. Children under the age of 12 must be accompanied in the pool area by an adult.
5. Guests and tenants who use the grill area and the community kitchen must keep it clean and turn off grills when finished cooking.
6. Parking in Palm Beach Shores is at a premium and the IBC is no exception. Owners and tenants are asked to please use the parking spot assigned to your unit and guests to use the parking spots identified as 'Guest.'
7. IBC has a pet policy of one cat or one dog, not to exceed 40 pounds at maturity. Pets must be leashed when outdoors and waste properly disposed of. Please ensure that your pet does not disturb the peaceful and quiet enjoyment of other IBC unit owners.

## EYE ON EDWARDS LANE

Palm Beach Shores town government has passed a provisional budget this summer, among other activities. Of interest to IBC owners:

- \*a 6% increase in the utility tax
- \*approval for drain reconstruction on Ocean Avenue at Mayan Towers South
- \*approval for cost of living raises for the police chief
- \*a hold has been placed on the move to establish a PBS EMS service

There has been no change in the status of Officer Hoeffler, who is on paid leave.

A hold has been placed on dredging the Inlet channel.