

The Inlets

DECEMBER 2015

HAPPY HOLIDAYS!



ANNUAL MEETING

*OF The Inlets Condominium Association &
OF The Inlets Common Facilities Corporation*

December 3rd, 2015

Call to Order was by President Randy Zito

Directors present were: Hal Baar, Maggie Bauer, Walter Brown, D. Cleary, J. Freischlag, J. Laking,

Absent: Robert Diekroger

A note from Marie Henry: Thanks to Chairperson *Debbie Brown* and her committee *Shirley Dodson, Helen Fisher, Pam Frank, Pat Hall* and *Pam Haswell* for handling the registration process for the annual meeting. Also, thanks to Chairperson *Nan Stortz* and her committee *Sandy Arnold, Sandy Brucker, Susan Sapanario* and *Jimmy Tibball* for handling the counting of the ballots. Both of these committees have to follow stringent procedures established by the Florida Condominium Statutes

PRESIDENT'S ANNUAL MESSAGE by *Randy Zito:*

As we approach the New Year, I would like to thank the many volunteers who unselfishly gave their time and energy to the different committees here in The Inlets. Without your expertise and interest in our community, we would not be the special community we love. Many of us will be with our families or friends and I sincerely hope this joyous holiday provides you joy and comfort.

2015 was a productive year for The Inlets board of directors and our community volunteer committees. The social committee continues to shine a light on one of our strongest attributes, its residents and vibrant activities and personal relationships. We are a community that prides itself on its self-reliance and generosity. I often wonder how such a diverse group of people work and play so well together. As president of two of our three boards, I am proud of the work we accomplish. Our work is not always smooth and harmonious, but our dedication to the successful operation of our condominium association is always evident. It is our differences that make us special. Everyone's unique personality and background makes this place what it is.

Someone who has lived here for many years said to me recently: "I don't remember that we had as many problems as we have now". I remarked that twenty years ago, this community was new. Today we are challenged with thirty years of wear and tear on our infrastructure. We can certainly see when something needs paint, when road surfaces need repair, canals need to be dredged, and lights need to be repaired. It is our hidden infrastructure that offers us our greatest challenge. I expect this year we will take a serious look at our long term planning and funding of our irrigation system, drainage systems, and electrical systems. A week doesn't go by that someone doesn't engage me in conversation about water mitigation or electrical issues. Twenty-five years ago our plants were young with relatively small root systems. Today many of the plants that looked nice near your homes are causing problems near your foundations. Unlike the homeowners in 1990, the homeowners today are going to have to consider removing plants and making educated decisions about what and where they plant.

As we begin the New Year with four new board members, our community must support their hard work by volunteering to work on the different standing committees. Some of committees work to support the "enjoyment" of living here in The Inlets. They are important. But there are other committees that are less attractive and certainly not "fun". They include committees like: landscaping, irrigation, the lake, roads and bridges, security, general maintenance, the pool, finance, communication, architecture, and the paint committee. I am worried about the dwindling membership on many of them. I will not tell you that working on these committees will be exciting, but I will tell you that they are very crucial to the quality of our community and value of our homes and common facilities. More than ever before, we need residents to step up and volunteer.

For two years I have experienced the pleasure of knowing that my work on the board is important. Yet at the same time, I recognize that it is just a small cog in a much larger wheel, called "The Inlets".

SECRETARY REPORT by *Janice Laking*:

The Minutes of the 2014 Annual Meeting were approved by all members present.

Closing remarks were made by each board member. They thanked the many volunteers and commented briefly on tasks completed. The detailed committee reports are attached to the minutes or available in the clubhouse.

The retiring members of the board Jerry Freischlag, Dave Cleary, Maggie Bauer, and Rob Diekroger were thanked for their substantial service to the Inlets.

DIRECTORS' & COMMITTEES' ANNUAL REPORT

ARCHITECTURE by *Jim Donahoe*:

The Architectural/Color Committee received a total of 81 requests for the year 2015.

In 2015 the roof cleaning and the trim painting schedule required doing these tasks during the same year. Roof cleaning is scheduled to be done every three (3) years and the trim painting every six (6) years.

The roof cleaning was contracted to *Gorilla Kleen* in the beginning of the 2015 and is completed

The trim painting was contracted with *Bay Shore painting* and is presently in process. They were trying to complete the contract this year, but it looks like they will be painting in January of 2016. They have invoiced 84 units as of 12/1/2015.

The Inlets has a color list of over 90 different colors that have been approved. Approximately 62 of these colors are presently painted on individual units as either the stucco or trim color.

IRRIGATION by Jim Donahoe:

The 2015 year has been quite busy on the irrigation front.

We have had to update several electrical boxes that supply power to the irrigation zone boxes around the Inlets. Donut clearing is and will continue to be a conversational item which goes with the territory. There is only one (1) irrigation request on file regarding irrigation donut clearing.

There are a total of ~88+ requests filed. I try to maintain a file of all irrigation requests.

Most of the requests regard:

- Coverage adjustments ----- ~32
- Broken pipes, heads etc. ----- ~48
- Other requests ----- ~8

The sprinkler system is not meant to be a substitute for rainfall but it is a system that works in conjunction with nature to keep the lawns from failing during minimal rainfall.

The Inlets irrigation system was designed over 30 years ago with the regulations that existed then. The grass that was originally planted was St. Augustine which requires a lot of water.

We were required to re-file for a permit in 2010. This permit identifies our system, watering schedule and times of operation. The present permit is valid to the year 2034. The county has strict requirements for watering outside of the permit, especially for new plantings, or lawn replacements.

FRONT OFFICE by Randy Zito:

- Judy Mount has been our office manager and bookkeeper for almost 9 years. She is responsible for:
 - The accounting tasks for our three associations here in the Inlets
 - Preparation for all monthly and annual meetings
 - Day-to-day correspondence and communication
 - Collecting, processing and filing all residential information
 - Assisting residents and Inlets officers with all matters related to our community
- She is assisted by resident volunteers, *Lynne Fales* and *Rob Diekroger* who help her with various technology hardware and software. They bring an enormous expertise to our operations.
- Judy's biggest responsibility involves our budget, accounts receivable and accounts payable. She must interact with directors and committee chairpersons who may authorize designated expenditures. She has a good relationship with our vendors and solves problems before they get to the committee chairs and directors. Her experience here in the Inlets is important as many of our volunteers change from year to year. Judy must maintain a good working relationship with the board presidents, treasurers and finance committee chairwoman Marie Henry. Marie's long term service has been incredibly important and appreciated.
- Additionally, Judy is assisted by volunteer residents *Pat DeLuca*, *Vivienne Leversee* and *Dana Pelletier*. Throughout the year, they can be seen helping her prepare community-wide bulk mailings.
- A good example of Judy's resourcefulness was when she recently discovered an issue regarding our clubhouse phone lines. Judy alerted me to the fact that we had a mystery phone line that was disconnected by someone at sometime in the past. We called in a Verizon tech and identified the line. It was because of her critical eye, we were able to place a dedicated local-only emergency phone in the library using that line. We also solved the problem of her not being able to use her phone when board meetings were happening where we were using our *Eris Station Conference Phone*. We rearranged the existing lines so that her phone was operational during our meetings.

LANDSCAPE by Hal Baar:

The Inlets is predicted to have a La Ninia winter according to the weather people. This usually means cooler rainier weather. The fall planting is almost completed and looks good. The mangroves are pruned two times a

year and the winter pruning is in progress. The annual bulk mulch will be placed in the common areas in January. Materials are being developed for The Inlets Webb site that will help residents follow the Florida Friendly Guidelines and The Inlets rules when planting trees and new plants. An informational meeting will be held for interested residents.

Landscape "Tip of the Month" by Rita Baar

Ways to reduce future landscaping costs is an important issue that the Landscaping Committee has been studying.

Ways for homeowners to assist the committee is not to plant new plants without consulting with the committee before planting. The use of dwarf shrubs and perennials instead of bushes and hedges that need continuous pruning is recommended. Planting of self shedding palm trees and trees in the small tree category is also recommended to reduce pruning costs. Residents should not plant trees or bushes in the grass area of their yards as this impedes the mowers when they have to mow around these obstacles. This is personalized yard care and more costly for all of us. Another way to reduce cost is to reduce the number and density of plants around the house and yard. Many Inlets yards are small and are too densely planted. Plants that need a lot of fertilizer, pesticides and water also are costly to all of us.

Please join the committee in helping to reduce future landscaping costs. Filling out the request form for Landscaping changes is required for removal of trees and plants and planting new plants. The form is on the office door. Any questions should be directed to the Landscaping Committee.

GENERAL MAINTENANCE *by Russ Strom:*

During the past twelve months, this small committee of helpers including, Dan Runion, Hal Baar and Jerry Wiley focused on many of our aging electrical and mechanical problems here in the Inlets. As the wiring and electrical equipment is now over thirty years old, we are constantly replacing bulbs, outlets, switches and wiring.

Additionally we are asked to assist with minor repairs around the club house, pool, guard house, and mail house. This year we replaced the air conditioning unit in the guard house as well and replaced a leaking toilet in the same building.

From time to time we determine the repair or maintenance issue is beyond our expertise, and we must ask the board to hire a licensed contractor.

Any resident wishing to help with general maintenance should get in touch with me, Russ Strom at 941-484-8272.

BOATS, TRAILERS & RV STORAGE *by Don Byers:*

We are near full capacity in our RV & Boat/trailer storage lot. There are a total of 57 spaces in our lot. Two of these spaces are now given over to our new Kayak and canoe rack. This was put in with volunteer help from our community this year. Another space is given over to service and a rinse area.

At the beginning of the year we replaced the old key lock for our security gate and put in place a combination lock that is attached to the gate and can't be removed. Our lost key issues and jammed lock problems now have been eliminated.

Our storage lot is very popular with some residents having two lots. This has been okay and approved as long as we have space. However if the demand for spaces out number our supply we will need to start asking those residents with two spaces to give up their second space.

The storage lot is well kept and is a great asset to our residents. At the present time we have gopher turtles patrolling our lot which is amusing to some of us. They like to build their burrows by digging in the ground and putting these sizable burrow holes in the most conspicuous places. They are highly protected by our animal control as they share their burrows with more than 350 other animal species. To remove them requires a permit and must be done by a *Authorized Gopher Tortoise Agent*. Or the county offers a course that can be taken by a resident/owner that would if passed qualify them to relocate the turtles. Anyone interested?

COMMUNICATION by Daniel Gaudry:

The committee members are: Len Carlson, Lynne Fales, Daniel Gaudry, Marilee Greene, Marie Henry, Buck Isenberg, Pat Meaney & John Olson.

1. Main activities :

- The *Newsletter* was sent monthly by e-mail and by regular mail to the residents without access to a computer. In addition, thanks to Lynne Fales, the Newsletter was also published on our Website.
- “*Sunshine*”: the “Sunshine news” remain a highly appreciated tool of communication about our residents. Marilee Greene who has been managing this service beautifully for several years resigned during the summer when leaving The Inlets. Lynne Fales took over this task momentarily while we are searching for a successor to Marilee.
- “*Website*”: the quality of the website improved greatly since Lynne Fales changed the format and kept The Inlets news up-to date. Administrative forms are now available on the website.

2. Various:

➤ “*Information Sheet*” :

A new request for filling the *Information sheet* was sent in the Feb. Newsletter. The sheets were returned by about 40 residents. In April we had collected 110 Information Sheets.

The state requires The Inlets to maintain up to date information regarding occupying residents. In order to comply with this requirement, a new Information Sheet form has been prepared. The new form is easier to complete and should improve the quality of information we have on The Inlets residents. The Inlets telephone directory will only be issued to those who have completed and submitted this form.

➤ *Improving the communication channel to The Inlets residents:*

The development of an effective communication plan by which Directors and Committees chairs (or their representatives) will send by e-mail business information to all residents, is in progress.

➤ *Default address:*

The mail from The Inlets office will now be sent to a default address: the “away” address for the owners living permanently outside The Inlets and to The Inlets address for the rest.

➤ *Information sent by e-mail:*

In a near future, the Emails will come from TheInletsNokomis@gmail.com address and not from a private address.

3. Projects:

➤ “*Keeping an updated data base*”

➤ “*Smart TV*” :

The Committee wishes to initiate the launch of “*Smart TV*” project: in using *Smart TV*, the residents will have access to the Inlets information published on the website (even more) through their TV. The use of a computer will not be necessary.

➤ “*Obtaining internet services for all Inlets residents as part of the existing Verizon contract*”:

This is a very new project from Rick Arena, which is supported by Robert Diekroger. Follow-up will be ensured by the Communication Committee under the supervision, of the BOD.

CLUBHOUSE by Bob Walter:

All windows in the Clubhouse, Guardhouse, and Mailhouse have been cleaned inside and out. This maintenance is completed once every year.

The Clubhouse and office carpeting is scheduled for cleaning Jan.4, 2016. This maintenance is completed every six months.

The restroom toilet water pressure concern has been corrected with a valve adjustment. (Thanks to Buck Isenberg.)

Three bids have been received for installing window shades on the west and south walls of the Clubhouse main room. This proposal will be reviewed with the financial committee, and then presented to the board for consideration.

A proposal to tile the mailroom floor is progressing. One of three required bids has been received. This project will be brought forward when the remaining bids have been received.

Residents are asked to start taking home all unwanted mail and papers from the mail house. The red recycle bin will no longer be available in the mail house due to the following:

- This bin becomes so overloaded that it requires two people to carry it to the curbside for Thursday pick up.
- We no longer have any volunteers to see that this is done for Thursday morning pick up.

Thank you for your understanding regarding this matter.

SOCIAL by Shirley Dodson:

On October 17th *Walt & Maggie Brown* and *Joan Reilly* hosted a BREAKFAST. Many Inlets' residents attended and enjoyed the good food and fellowship.

The HALLOWEEN PARTY on October 31, 2015 hosted by the *Haswells* was a huge success. 87 people attended with many in costume. *Gold Rush* catered the event and the appetizers were made by the committee. Many guests brought delicious deserts that were enjoyed by all.

A VETERAN'S DAY PROGRAM AND PERFORMANCE BY THE WINDMILL VILLAGE performers was hosted by the *Haswells*. This moving program was followed by a memorial service for *Norbert Fisher*. The MONTHLY MIXER on Nov. 13th was hosted by the *Duseaus* with a sport theme. A THANKSGIVING DINNER ON Nov. 26th was hosted by *Walt and Maggie Brown and Joan Reilly*.

Shirley Dodson hosted the CARING AND SHARING BREAKFAST on Dec. 5th. Once again Inlets' residents gave generously. \$1574.00 was given for Inlets' employees, \$712.00 was collected for all faiths food bank (a local food bank servicing our area) and \$460.00 for the Venice Area Pregnancy Care Center (provides food, diapers, clothing and furniture to needy families). THE MONTHLY MIXER DECEMBER 11th will have a holiday theme hosted by the *Meaney's* with special music by *Jim Bodle*. The NEW YEAR'S EVE PARTY still needs a host. If a volunteer does not come forward the party will be cancelled.

The JANUARY 15TH MONTHLY MIXER will be hosted by the *Pezzutos*. On January 20th the *Bettinis* are hosting COCKTAILS WITH YOUR DOG at the recreation area. Hosts are needed for a breakfast and party in January. To host a party contact *Maggie Brown* or *Joan Reilly*. To host a breakfast contact *Rita Baar*.

Hosts are also needed for a SUPER BOWL PARTY on February 7, 2016

Please check the mail areas for flyers of up-coming events. All sign-up sheets are now located in the clubhouse and many activities have registration online.

SPORTS & FITNESS CENTER by Jerry Freischlag:

1. TENNIS:

Joe Duseau has recruited novice players to Monday evening instruction and play. This will continue during the December month. Penny Bodle has continued FRiday morning recreational match arrangements. Both would welcome new players.

An organizational meeting was held on December 2nd for inter-park teams and recreational play during the busy January-March seasons. Plans and match schedules will be posted. Questions may be directed to the chairperson: *Betty Brownlie*.

2. FITNESS CENTER :

Orientation sessions were held Dec 1 & 2 for those interested in making use of this facility and for those receiving treadmill keys without familiarization to safely use this equipment.

ROADS by Jerry Freischlag:

The paving project on selected cul-de-sacs has been completed with general satisfaction with the work. The new Board is expected to continue to survey and correct paved areas that have deteriorated.

COMPLIANCE by Walter Brown:

There were relatively few compliance problems for 2015. Setting house trash and yard waste at the end of driveways prior to Wednesday was the biggest problem. There are compliance issues with wall art being displayed on the front of residences. That will be addressed now that most of the people have returned for the season. The *Compliance Complaint* form was re-titled to “*Compliance Request*” Form. I urge everyone to review *The Inlets Rules & Regulations*

POOL & SPA by Walter Brown:

For the most part the pool & spa are functioning well. Aging automatic chemical monitors and controllers have plagued us causing several short closures. The Pool Committee is addressing the age of the pool and the spa systems to develop a long term plan for maintenance and replacement. Work continues on developing a comprehensive operations and maintenance manual.

LAKE by Walter Brown:

Two large projects were completed this year. Comprehensive lake studies were carried out producing recommendations, construction plans and cost estimates for controlling the entire lake bank erosion. In addition a 135’ section of the lake bank was rebuilt after sections of the bank exhibited signs of stress and eminent collapse. Approval was received to enter into a preventive maintenance contract for the lake erosion system. Routine monthly chemical application continues to control algae and shoreline weed. Pre hurricane season maintenance was performed for The Inlets and outlet as well as for the emergency overflow flap gate. There was adequate rainfall this summer to maintain the water level as full pool level.

REAL ESTATE by Walter Brown:

The Real Estate Committee recorded 15 sales and 16 rental *Orientations* for 2015. The previous vernacular “*Interview*” was changed to “*Orientations*” so as to be less stressful to those looking to buy or rent in The Inlets and more accurately portray the real purpose of the meetings with prospective real estate purchasers or renters. All The Inlets real estate information and forms were reviewed, updated, condensed and are in final stage of compilation into complete manuals for *Orientations* and for *The Inlets Orientations Guide*. Forms to track real estate transactions by section are still in draft form. Thanks to Jeanne Ballock and Judy Donahoe for their continued and committed interest and energies to conducting these *Orientations*.

INTRODUCTION OF THE NEW DIRECTORS:

The New directors for *The Inlets Common Facilities* and *The Inlets Condominium Association* are:

BILL BROWN, ED RESETAR & DAN RUNION.

MEMBERS OF THE NEW BOARD OF
The Inlets Common Facilities Corporation & of The Inlets Condominium Association:
HAL BAAR, BILL BROWN, WALTER BROWN, JANICE LAKING, ED RESETAR, DAN RUNION, RANDY ZITO

The annual meeting was adjourned and directly following this meeting a Board of Directors meeting commenced.

1st MEETING OF THE NEW BOARDS OF DIRECTORS

December 3rd, 2015

Directors present Hal Baar, Bill Brown, Walter Brown, Janice Laking, Ed Resetar, Dan Runion & Randy Zito

ELECTION OF THE OFFICERS OF THE CONDOMINIUM ASSOCIATION & COMMON FACILITIES:

Directors present Hal Baar, Bill Brown, Walter Brown, Janice Laking, Ed Resetar, Dan Runion & Randy Zito

<i>President:</i>	Randy Zito
<i>Vice President:</i>	Walter Brown
<i>Treasurer</i>	Bill Brown
<i>Secretary:</i>	<i>Open</i>

APPROVED MOTIONS:

- Hal Baar moved, in anticipation of pending resignation of Janice Laking, *to defer election of the Secretary* and appointment to anticipated vacancy to the January 21, 2016 meeting. Support by Randy. Passed 6-0-1.
- Hal Baar moved *to adopt the 2016 Budgets for the Condo Association and the Common Facilities* as set forth by the Finance Committee. Support by Walt Brown. Passed 7-0.
- Hal Baar moved *to set the monthly combined Board Meetings for the third Thursday of each month* for 2016. Support by Randy. Passed 7-0.
- Hal Baar moved *to carry forward any unspent funds to 2016.* Amounts to be determined upon Audit Completion. Second by Walt. Approved 7-0

OPEN FORUM:

- Tom Halbert, Unit 133, commented that upon review of *Zillow* information, there is a downward trend of home values in Section 6. Discussion regarding the reliability of *Zillow*.
- Janice Laking asked for a listing of the new home owners during 2015.
- Jim Donahoe commented on the need to include Dock Inspections and Mulch Compliance when doing the annual Unit Inspections. Discussion followed on the need for Compliance Follow Up. These items and the overall issue of Landscape Support are anticipated items for the January 21, 2016 Board Meetings.



HOMES LISTED FOR SALE *in The Inlets*

December, 2015

Homes located on Carriage House Lane are marked with an * Condominium units are identified as Building 400 or Building 600. This official monthly publication is to provide a listing of all homes posted for sale in The Inlets. The Inlets is not responsible for accuracy. Sales information form for listing/de-listing is available in The Inlets Office to be completed by Owner or Realtor only. Telephone requests will not be honored. The Inlets is not responsible for any errors in the information set forth above. The above information is based upon written information given to the Inlets by owners or realtors who are solely responsible for the accuracy and timeliness of the information. This publication is not intended as an offer for sale nor is there any representation that the named property is actually for sale.

List Price (\$)	Unit #	Detached house	Bedrooms	Bath	Gar.	On water	Pool	Contact	Realtor/ Owner	Phone (941)
445,000	161	Yes	3	3	2	Canal	Yes	Warren McGregor	Helpusell Gulf Coast	941 312 1377
395,000	173	Yes	2	2	2	Canal	No	Hal Baar	Owner	941 485 6158
374,900	130	Yes	3	3	2	Canal	Spa	Marilyn Tibball	Michael Saunders & Co.	941 350 1832
359,000	141	Yes	2	2	1	Canal	No	Laura Bennawy	Michael Saunders & Co.	941 416 3132
330,000	113	Yes	3	2	2	Canal	No	Marilyn Tibball	Michael Saunders & Co.	941 350 1832
320,000	18	Yes	2	2	1	Canal	No	Marilyn Tibball	Michael Saunders & Co.	941 350 1832
309,900	2	Yes	2	2	1	No	No	John Greene/ Russ Strom	Owners	941 232 8239 592 9702
249,000 (furnished)	600/ 202*	No	2	2	1	Lake	No	Carol Masotta	Owner	978 448 9799 941 497 6513

HOMES LISTED FOR RENT *in The Inlets*

Unit #	Detached house	Bedrooms	Bath	Gar.	On water	Pool	Rental period	Contact	Phone
400 /104	No	1	1	1	No	No	Seasonal/Annual	Dimitri Perdikis	dora_v@hotmail.com 860 508 4056 860 508 0277
40	Yes	2	2	1	No	No	Aug - Dec 2015	Judy / Everett Chamberlain	908 380 8372 908 380 8371
600/204*	No	2+den	2	1	Lake	No	Season	Karen Mills-Lynch	631 751 3718

Any additions, corrections or deletions, please contact Marilyn Tibball (941-350-1832)