

The Inlets



MAY 2015



Website: <http://theinlets-nokomis.com/>

BOARD OF DIRECTORS MEETING

May 21st, 2015

PRESIDENT'S REPORT by *Randy Zito*:

The following are important reminders for all residents and renters:

- All vehicles require stickers. Blue for residents and Red for renters. They should be placed in the lower left corner of the vehicles windshield. See Judy in the office for an application or application is available at <http://theinlets-nokomis.com/inlets-forms.html>.
- All residences should be locked, especially if you are not home.
- All garages should be closed when not in use.
- Vehicles should never be driven or parked on the lawn.
- Residents are urged to discuss entry with contractors and contractor vehicles. No tractor trailer trucks should enter through the resident gate coming in from Route 41. Our gates are being broken faster than we can fix them. Security will add signage to help with this issue.
- Any work being done on your residence requires an architectural change application be submitted and approved prior to the work being started. This includes construction, demolition, and painting.
- Any tree removal and/or planting requires a landscape application and approval. Any changes to your yard, i.e. a new garden require approval as well.
- Mangrove maintenance is not optional. Compare has been given instructions to maintain mangroves per State and County Regulations.
- Residents and renters must assure that their visitors abide by all rules, especially at the pool, spa, tennis courts, and the exercise room. The rules are clearly posted.
- Visitor entry codes will be changed on June 15th. Every resident and registered renter will receive a notice at least one week in advance. A new gate code and a new club house door code will be included in that mailing.
- If you are aware of a crime or something resembling a potential crime, you should always call 911. After calling 911, you should call either Rick Kakos (941-485-1620) or Skip Haswell (941-484-1747). They are our security chiefs. They will know what to do and how to help you.

SUMMARY OF THE BOARD MEETING

May 21, 2015

(Inlets Condo. Ass. & Inlets Common Facilities Corp.)

1. Call to Order: The meeting held in the Inlets Clubhouse was called to order by President Zito at 9:00 AM.
Roll Call: Both Condo Board and for Common Facilities Board
Present: Randy Zito, Dave Cleary, Walter Brown. By conference call: Hal Baar, and Maggie Bauer, Rob Diekroger, Janice Laking, and Jerry Freischlag.

2. The motion was made to approve the Meeting Minutes of April 16, 2015. Approved 8-0
3. Treasurers Report (under Committees) approved
4. **Approved motions:**
 - a. **Personal Codes:** Randy made the motion for personal codes to be given to each owner, vendor, and long term renter. These codes would be an additional way for owners to allow people into the Inlets. This would help those residents who cannot open the gate with their cell phone. Letters will be sent to every owner and long term renter, explaining the purpose and use of the codes. The new code, the removal of the old vendor codes, and the new club house entry code would take effect on June 15th. The motion was seconded, discussed and passed unanimously 7-0.
 - b. **Check Register:** Jerry Freischlag made the motion that each month, all board members be given copies of all checks written in the preceding month. The motion was seconded and discussion ensued. An amendment was made to distribute the same "check register" that is already printed each month and reviewed by the Finance Committee Chairperson and the Board President. The amended motion was seconded, discussed and unanimously approved 7-0.
 - c. **Clear overgrowth on canal embankment near units #185 and #186:** Hal moved that the Board approve \$300 to be paid to Compare for the removal of a substantial overgrowth of trees and vines that are entangling the mangroves and growing into the canal behind these units. The motion was seconded and discussion ensued. The motion carried 6-0 with Janice Laking not available for this vote.
 - d. **Update on Road Engineering Study:** A motion was made by Jerry and seconded to pay no more than \$350 for a written engineering study. The motion passed 7-0 in favor of the expenditure. Jerry reported that the engineering study will show that our road surfaces were in generally good shape with normal stress cracking occurring. Island circles have seen the most stress and would probably need to be worked on first. The committee would continue its work looking for companies the spec out the repair work.
5. **Other topics which were discussed:**
 - a. **Irrigation of Island #2:** Randy made the motion that the irrigation on Island #2 be separated from the homeowner's irrigation. The motion was seconded and discussed. Both the irrigation committee and the landscape committee did not support this motion. Randy believed that the Board should look into this matter since the abutting homeowner strongly disagrees with their opinion. It was decided that Randy, Hal, Dave, and Walter would personally take a look at the watering of both the island and the homeowner's property. Jim Donahoe would assist with getting the water turned on for this Board review. **The motion was tabled until June.**
 - b. **Guard House Improvements:** Dave Cleary made the motion to hire L.G. Painting to
 - 1) Paint the curb around the clubhouse (\$175),
 - 2) Prepare and paint the back gate (\$265), and
 - 3) Prepare and paint clubhouse railings (\$275) for a total \$715. The motion was seconded and discussed.

After volunteers stepped forward, the motion for the guard house improvements was withdrawn.
 - c. **Tennis and Parking:** Randy asked Jerry if the visiting tennis team captains should be given a code. Jerry said he would consider it and report back.
 - d. **Security:** Dave made the motion to purchase an electric golf cart for use as our security vehicle. Skip and Rich had gone to several golf cart companies looking at new, used and rebuilt carts. They found a rebuilt one at Affordable Golf Carts for \$6,009.08. Skip reported that Atlas said there would be no increase on our Insurance. It would be simply added to our existing liability policy. The Board decided to table this request and give 1) the finance committee a chance to review this request for funds, and 2) enlist Jackie Kohl to clarify the insurance issues with our carrier, Atlas Insurance.
6. Open Forum
7. The meeting was adjourned at approximately 11:30 A.M.

NEXT MEETING: The next Board meeting will be held on June 18th at 9:00 am.

COMMITTEE NEWS

FINANCES by Maggie Bauer:

Common Facilities:

As of the end of April 2015 Operating Expenses for the Common Facilities is \$950 under budget for the month and \$6,514 under budget for the year. Total cash in Common Facilities Operating account is \$107,885. Total cash in the Reserve Account is \$465,089, of which \$350,208 is in CD's. \$3,200 was paid out of the reserve fund for new bathroom countertops.

Condominium Association:

As of the end of April 2015 Operating Expenses for the Condominium Association is \$5,451 over budget for the month and \$720 over budget for the year. Total cash in the Condominium accounts are \$517,600 of which \$355,297 is in restricted funds. \$300,000 of the total cash is in CD's.

IRRIGATION by Jim Donahoe:

The irrigation tech is scheduled to start cleaning the irrigation donuts in June. The backflow fitting at well #1 is leaking. This leak is in the process of being repaired. The approved vinyl wall extension has been installed at well #2.

LAKE by Walter Brown:

Walter Brown reported that Landshore Enterprises had completed their study. Although they had not completed their written recommendations, they did report that they found the lake bottom to be unsuitable for dredging soil for use on the bank restoration. Sand would have to be brought in for this restoration. Walter reported that he would report back in June after he spends more time understanding the details of the engineering study.

ARCHITECTURAL by Jim Donahoe:

The Architectural/Color Committee received the following number of requests since the board meeting held on 4/16/2015

Number of requests approved from last meeting 8.

- 1 Roof -Permaseal
- 2 Roof Tile replacements
- 1 Garage Door Replacement
- 4 Color Changes

Number of requests being evaluated 4

The scheduled roof cleaning is steadily progressing. Gorilla is presently cleaning the roofs from units 151 thru 118. They have approximately 65 more roofs to clean. Every week Gorilla has scheduled their landscaper to review the cleaned units to assess any plant damage that may exist. Most plants will recover from any shock to the plant. If the plant needs to be replaced this will be done at the end of the roof cleaning project.

The Trim painting project has gone out for bids to four (4) vendors. The Arch committee will review and present the bids to the finance committee. The final contract and bid will be presented to the Board of Directors for final approval. The trim painting is scheduled to start in September of this year.

REMINDER: Architectural and Exterior Painting projects are required to be approved by the Architectural Committee before work commences. On page 4 of the RULES & REGULATIONS Manual this is very clearly stated. We have recently noticed several projects which do not conform to this requirement. All requests must be made on the proper form from the unit owner and not the renter. The exception would be if the renter has written authorization from the unit's registered owner and submits the request with this authorization. **These request forms are also available on the Inlets web site. <http://theinlets-nokomis.com/inlets-forms.html>**

LANDSCAPE by Hal Baar:

The Inlets mowing schedule is weekly now for the summer. Pruning is continuing on schedule. Removal and replacement of dead trees and bushes is ongoing. Bottle Brush trees continue to have termite infestation which is found when pruning is being done. Currently 2 trees were found teeming with termites and 1 tree had a hollow trunk filled with termites. These trees need removal. Stucco damage to homes due to moisture problems have needed costly repair. Houses with landscaping growing too close to or against the stucco is risky as stucco needs breezes and sun to keep the stucco dry and healthy. The Landscaping Committee is revising the request forms so that they will be more user friendly. The new forms will be available in the fall. Just a reminder that Flori Mulch (available in retail stores) is recommended over cedar mulch as bugs do not like it. This information is science based from The University of Florida research.

SOCIAL: Committee report by Shirley Dodson

Over 70 people attended the Derby Party hosted by Sharon Greene and Ken Pyles on May 2nd. Many people won prizes and ate savory foods, not to mention those delicious mint juleps.

The May Monthly Mixer was hosted by Lillian Serano, Arnold Weitzman and the Donoghues.

Residents of the Inlets remain active during the summer months. The summer Monthly Mixer dates and hosts are: June 12th, Baars and Citros; July 17th, Donahoes; August 14th, Butners.

The Social Committee has placed an additional bulletin board in the clubhouse near the office. This board will be used for event sign-up sheets keeping resident's information in a more secure location. Flyers will still be placed in the mail house to give information on events. Check the bulletin boards throughout the summer for additional summer gatherings.

RECREATION by Jerry Freischlag:

1. Tennis

8 to 16 residents have been playing Mondays and Wednesdays under the lights through the efforts of Joe Deseau. Joe is always looking for new players.

2. Fitness center:

\$100 was received for the broken recumbent bike and will be returned to the general funds account.

CLUBHOUSE by Bob Walter

The new Clubhouse bathroom counter tops and sinks have been installed.

The Clubhouse outside lights located in the overhang on the south and west sides of the building have been replaced. The repair of three loose vinyl fence posts around the Clubhouse deck have been completed. The Clubhouse carpeting will be cleaned the morning of May 18. Access to the Clubhouse will be limited until noon of that day. Thank you in advance for your corporation. Over the summer the entrance metal railings at the front steps and ramp will be cleaned and painted.

Future plans for the Clubhouse include consideration for the following:

1. Redecorating of the bathrooms to complement the new counter tops.
2. Installing inside window shades on the south and west glass door walls.
3. Review the kitchen inventory and update as needed.
4. Consider a new epoxy floor paint or tile for the mail house floor.

HOMES LISTED FOR SALE *in The Inlets*

MAY, 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)
462,500	16	Yes	2	2	2	Canal	No	Russ Strom	Russ Strom	941 592 9702
369,500	131	Yes	2	2	2	canal	No	Curt Cooke	Generous Property	941 232 1899
348,900	113	Yes	3	2	2	Canal	No	Marilyn Tibball	Michael Saunders & Co.	941 350 1832
345,000	128	Yes	3	2	2	Canal	No	Jeanne Ballock	Michael Saunders & Co.	941 468 1738
320,000	18	Yes	2	2	1	Canal	No	Marilyn Tibball	Michael Saunders & Co.	941 350 1832
299,900	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
229,000	400 102*	No	2	2	1	No	No	Ted Koszarski	Owner	941 412 9072
209,999	40	Yes	2	2	1	No	No	Everett/ Judy Chamberlain	Owner	908 380 8371 908 380 8372

HOMES LISTED FOR RENT *in The Inlets*

Unit #	Detached house	Bedrooms	Bath	Gar.	On water	Pool	Rental period	Contact	Phone
00 /104	No	1	1	1	No	No	Seasonal/Annual	Dimitri Perdikis	dora_y@hotmail.com 860 508 4056 860 508 0277
40	Yes	2	2	1	No	No	Aug - Dec 2015	Judy / Everett	908 380 8372 908 380 8371
114	Yes	2 +Den	2	2	No	No	Season	Mary Ruhnke	724 513 9205
400/203	No	2	2	1	No	No	Season	Donna Jones	dmjones040@verizon.net 609 510 8692
600/204	No	2+den	2	1	Lake	No	Season	Karen Mills-Lynch	631 751 3718
153	Yes	2	2	1	No	No	See Website	Rolf/Beth Hendrickson	http://nokomis-fl.weebly.com 1 906 285 6333
400/202	No	2	2.5	1	No	No	Oct-Dec 2015	Terry Ritter	941 234 0284

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