

The Inlets

MARCH 2025

Website: www.theinlets-nokomis.com/



MEMBERSHIP MEETING of The Inlets Facilities Corporation, Inc. (February 27, 2025)

Board directors present: Bob Beckmann, Bill Brown, Shirley Dodson, John Dexter, Joe Frustaci and Pamela Schultz (virtually).

John Dexter made a motion to amend the agenda with the following procedural items: Certification of a quorum of residents, Affidavit showing proof of mailing notice of meeting, nomination for the Chair and vote counters and the announcement of the vote results. Seconded by Bill Brown. Approved 5-0

Notice that there is a quorum of members present.

A notarized affidavit of mailing of the membership meeting was received.

Voting Procedures:

John Dexter made a motion to approve the Chair, Paul Chenderlin and the vote counting committee consisting of Ann Loso, April McKenzie, Barry Gray, Jae Cristian, Ron Mastro and Patty Mastro. Approved 5-0

At 9:10 AM, John Dexter temporarily adjourned the meeting for the counting of the votes from the limited proxies received.

Results:

At 11:09 AM, the meeting resumes to announce the results of the votes (*158 in favor were required for approval*)

- *Amendment 1:* TO AMEND THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE INLETS COMMON FACILITIES CORPORATION, INC. BY DELETING ALL REFERENCES TO THE DEVELOPER AND ADDING LEGAL UPDATES.

Votes in favor - 166 Votes Opposed – 15 Amendment 1 is approved.

- *Amendment 2:* THE DECLARATION MAY BE AMENDED BY THE INLETS COMMON FACILITIES CORPORATION UPON AFFIRMATIVE VOTE OF A MAJORITY OF THE ENTIRE VOTING INTEREST OF THE INLETS COMMON FACILITIES CORPORATION.

Votes in favor - 160 Votes Opposed – 21 Amendment 2 is approved.

BOARD OF DIRECTORS MEETING

March 20, 2025

Board directors present: Bob Beckmann, Bill Brown, Shirley Dodson, John Dexter, Joe Frustaci, Tom Mattmuller, Pamela Schultz

PRESIDENT'S MESSAGE *by John Dexter:*

Sad news this month of the passage of Marie Henry. She has been a good friend to many of us, as well as to our community as a whole. She will be sorely missed. She has been a huge contributor of her time and knowledge over years helping to keep The Inlets running, including board membership, and years as the committee chair for both the Finance and Documents committees Marie has been the driving force behind our efforts to revise the Declarations document and thanks to her leadership, step one of that process is nearly complete. Thanks Marie.

As most of you are aware, one of our residents has alleged that several of the proxies for the recent vote to update our Declarations document are invalid and the vote should be declared failed. The will of The Inlets residents clearly supports these revisions in that a supermajority voted for it.

He apparently believes that his vision of the future of The Inlets is correct, and most of our friends and neighbors are wrong; thus he is searching for any technicality to void the vote. Even if some proxies are found to be invalid, we will make corrections and re-vote. These revisions will pass eventually, but much more painfully than needed.

After consideration, we have decided that the only way to determine if these allegations have merit, is to have our attorney perform a review based on knowledge of the law rather than conjecture. This will be expensive and will take time.

On a related subject, a number of you have expressed frustration with this same individual's mass distribution of emails pushing his agenda. This is annoying and invasive, but probably not in violation of existing Inlets rules. We will investigate ways to stop this, but in the meantime, you can contact him demanding he remove you from his list or configure your email to send his emails to the junk mail or spam folder or equivalent for your email. Pat DeMarco has volunteered to help.

SUMMARY OF THE BOARD MEETINGS *(Inlets Condo. Ass. & Inlets Common Facilities Corp.):*

MOTIONS:

- To sign a contract with *LV Roofing Company* to remove and replace approx. 300 LF of fascia board on the Clubhouse. Total cost not to exceed \$21,000. Approved 7-0
- To accept the Insurance Deductibles for The Inlets Common Facilities Corporation for the 2025 fiscal year.. Approved 7-0
- To accept the Insurance Deductibles for The Inlets Condominium Association. Approved 7-0
- To approve the expenditure of up to \$10,000 to have our attorney certify the validity of the Proxies related to the Declaration revisions after complaints. Motion approved 5-2 with Joe Frustaci and Tom Mattmuller voting no.
- To sign a contract with *New Life Well and Pump* to replace an irrigation pump and variable speed drive in the amount of \$12,100. Pump and drive have a 5-year warranty. Approved 7-0
- Discussion: John Dexter reminded everyone to slow down on our roads and noted that service and contractor vehicles were the biggest problem.

CORRESPONDENCE: Received for Randall Harkness

Joe Frustaci asked Randall Harkness, who was attending the meeting virtually, if he wanted to address the board. After a few minutes passed, there was no communication from Mr. Harkness.

DISCUSSION:

John Dexter reminded everyone to slow down on our roads and noted that service and contractor vehicles were the biggest problem.

COMMITTEES:

- Tom Mattmuller reported that Tom Hedge, Chair of the Canal Committee wants to remind everyone that speeding in our canals causes the banks to erode. Thankfully, the majority of owners obey the no-wake rule.
- Bob Beckman reported on General Maintenance:
 - At the entrance to The Inlets off RT 41, the stucco has been repaired and is ready for paint. Landscaping had to be removed and will be replaced. New lighting at The Inlets sign at the entrance; additional electrical work is still needed.
 - *Frontier* and *FPL* have replaced some of their electrical boxes, others need painting and cleaning, but painting can only be done by FPL.
 - New reflectors and paint on the gates.
 -



COMMITTEE NEWS

FINANCES by Bill Brown:

1. Common Facilities:

As of the end of February 2025, the operating expenses for the *Common Facilities* are \$2,636 under budget for the month.

Total cash in the *Common Facilities* operating account is \$214,423.

Total cash in the reserve account is \$881,925 of which \$168,970 is in CD's

There was no expenditures from the Reserve Accounts during February 2025

2. Condominium Association:

As of the end of February 2025, the combined expenses for the *Condominium Association* are \$9,802 under budget for the month.

Total cash in the *Condominium* accounts is \$164,420 and \$315,383 in restricted funds.

RETENTION POND by Sue Fisher:

Our Retention Pond water management company, *Beautiful Ponds*, treated several members from the Retention Pond Committee to a personal tour around the retention pond on Friday, March 7, 2025. The first comment Nathan made was how clear the water appeared. By hand-removing and biological treatment of the invasive plants allowed the bottom-filtering plants and algae to do their job. He did notice certain areas in the retention pond where previous beneficial plants had been planted & then destroyed by Tropical Storm Debbie, Hurricanes Helene and Milton causing shoreline erosion and suggested The Inlets consider replacing them. There is Grant money available through the *Charles & Margey Barancik Foundation/UF IFAS Extension/START.org/NEST* organizations, for which I will apply to receive. Another significant change to the pond is the significant increase in the tilapia population. They create their nests along the shallow banks around the shoreline, destroying bottom-filtering plants and algae and increase unwanted bacteria which feeds on their excrement. If there are any cast-net fishermen & fisherwomen available to challenge my granddaughters who arrive March 29, I'm willing to set up a high-stakes tournament. If you are cast netting on the pond, please dispose of the tilapia and do not return them to the pond. They make wonderful fertilizer or attract fish to feed from your docks.

There will not be any formal Retention Pond Committee meetings until the fall. If you're returning north at the end of this season, stay safe and we'll see you post-hurricane season. Please remove all rugs, furniture, and flowerpots from your lanai to prevent these items from flying through your lanai screens and into the pond.

SOCIAL by *Sharon Greene:*

The *Strawberry Shortcake Social* was a delicious success. Approximately 85 people attended and enjoyed the home made strawberry confection. The strawberries were grown locally and the shortcake was baked by our talented Inlets bakers. Portions were brought to neighbors' homes who could not attend. It was an opportunity to visit with friends and neighbors while enjoying a tasty treat. Thank you Bill & Karson Aubuchon and your committee.

The February *Mixer* was well attended. The theme was the upcoming Inlets games. Participants were treated to games which included a spelling bee, bubble gum blowing, Trivia, and ping pong. Everyone had fun trying their hand at a snap shot of what's to come during the Inlets Games. Thank you, Donna Glick and your committee.

Have you noticed the *European style coffee bar* at most of our events? Nadege Bettini has graciously provided The Inlets with delicious coffee and liqueur drinks. Nadege treats us to a taste of Italy at many of our gatherings. Thank you so much Nadege; you have elevated The Inlets experience to an international level.

Upcoming events include:

- 3/22 to 3/29 - *Inlets Games*
- 4/3 - *Venice Musicale fund raiser* (musical instruments for our local students)
- 4/6 - *Arts and Crafts & bake sale* (money raised goes to the club house committee and the Inlets artists.)
- 4/ 11 - *Hands on Floral design class.* (12 participants per class)
- 4/ 18 - *Monthly Mixer* (Hosted by Bob and Carla Beckmann)

The Social Committee meets the second Thursday of the month @ 10:30 am, in the clubhouse library. Everyone is invited to attend and bring new ideas to our community.

LANDSCAPE by *Shirley Dodson:*

TruGreen was in the Inlets three days this month. They applied fertilizer, broadleaf weed control and damaging insect control for the Condominium and Common Facility lawns. In addition to lawn care they treated shrubs and trees.

TruGreen will return in May for another round of treatments with the addition of a treatment for chinch bugs.

Compare Lawn has completed the first trimming of the palms. The second trimming will be later in the year. Palms are trimmed twice a year and not on demand. Self -shedding palms are not trimmed.

Remember to fill out a form before any new planting or changing the existing plants. All requests must be in writing. Forms are on the door in the office or on the website.

IRRIGATION by *Shirley Dodson:*

Kinseys Irrigation is the new company servicing the Inlets. The process to request work at your house is the same. Fill out a form if you are not getting water and return it to the office. The notices are crucial. Recently we received multiple forms in the same section. The pump was examined and replaced within a week.

Private work to mark, remove or replace irrigation lines or sprinkler heads for construction needs a notice at least 7 to 10 business days before work is to start.

This includes driveways. No verbal requests will be handled.

The irrigation schedule is posted in the mail house.

COMMUNICATION by *Daniel Gaudry & Bonnie Russo:*

1. Website:

The Communication team is pleased to inform residents that Skye Carlson (#171) joined our team as new Webmaster. While you may have heard the term, "webmaster", those of us who have worked with her, have seen first-hand what a master she truly is. As Skye has said, she's not new to The Inlets but she is new to being seen in such a prominent volunteer position.

Skye is in the process of updating and making our website more user friendly. We expect to have this task completed for the Annual Meeting.



2. Corrections to the 2025 telephone directory:

82: New phone number for Grace ROCCI (614-439-3812) et Tony ROCCI (614-517-9504)

92: New phone number for Jim & Sue MILLER: 941-323-3540

SALES & RENTALS by *Bonnie Russo & Sue Cashmore:*

We currently have 12 homes for sale in our community. 3 are pending, with 2 set to close by the end of the month. A realtor who was new to our community recently commented that she was unaware that our community was here, so close to the beach, and with such a nice vibe around. Apparently, many neighbors waved hello as they passed. Most will agree that those who are lucky enough to purchase within our beautiful plot of land will find themselves fortunate to have done so.

LEAVING FOR THE SEASON

Please, ensure smaller items around the perimeter of your home are placed inside or remove before departure. Your preparedness will support those who do clean-up and will keep our neighborhood safe!

Also, do not leave without leaving your *Departure Notice* form (HO7) at the office.

HOMES LISTED FOR SALE *in The Inlets March 19, 2025*

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 are 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 are 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	Bedroom	Bath	Gar.	On water	Pool	Contact	Realtor/ Owner	Phone
849,900	220	Yes	3	2	2	Lake View	Yes	Tammy Garner	Coldwell Banker	941 374 4161
750,000	90	Yes	3	2	2	Canal	No	Suki Scollo	Coldwell Banker	941 349 4411
750,000	27	Yes	3	3	2	Canal	No	Wendy Ross	Coldwell Banker	941 504 0010
749,000	126	Yes	3	2	2	Canal	No	Susan Thomas	Owner	734 417 5775 susanjthomas@icloud.com
687,900	75	Yes	3	2	2	Lake View Pool View	No	Krista Scarlett	Owner	603 470 9269
645,000	217*	Yes	3	2	2	Pool View	No	Danielle Dietrich	Coldwell Banker	603 767 9166
550,000	18	Yes	2	2	1	Canal	No	Chris Rankin	Re/Max Palm Realty	517 8419999
529,000	3	Yes	2	2	1	Lake View	No	Mitch Roberts	Paradise Realty of Venice	941 800 7959
499,999	154	Yes	3	2	2	No	No	Denise Mattmuller	Premier Sothbys Intl	941 232 8055
469,500	65	Yes	3	2	1	No	No	Mitch Roberts	Paradise Realty of Venice	941 488 1111
445,000	32	Yes	2	2	1	No	No	Laura Bliss	Charles Rutenberg	941 730 3388
425,000	148	Yes	2	2	1	No	No	Mark Lyda	Generous Property	941 586 2670 mark@generousproperty.com
245,000	400 101	No	1	1	1	No	No	Jacqueline Scoones	Owner	jsca2pa@live.com
240,000	600/104*	No	1	1	1	Lake View	No	Peter Mann Max Mann	Michare Saunders & Company	862 216 6105 941 914 5657

HOMES LISTED FOR RENT *in The Inlets*

Rental period	Unit #	Detached house	Bedrooms	Bath	Gar.	On water	Pool	Contact	Realtor / Owner / Lessor	Phone
Seasonal Annual	400 /104*	No	1	1	1	Pool View	No	Dimitri Perdikis	Owner	860 508 4056 860 508 0277 dora_v@hotmail.com
April December	600/204*	No	2	2	1	Lake View	No	Karen Mills-Lynch	Owner	631 877 4820
Seasonal Annual	71	Yes	3	2	2	No	No	Jim Fabrowicz	Owner	219 344 0574 219 344 1988
Seasonal & Off Season	400/204*	No	3	2	1	Pool View	No	Mary Kelly	Owner	416 560 6931 mary.kelly.remax@gmail.com
September - December	58	Yes	2	2	1	No	No	Bob Dunay	Owner	941 486 8718
Seasonal & Off Season	600/103*	No	2	2	1	Lake View	No	John Barr	Owner	512 469 0121 anaconcho@gmail.com
Seasonal	126	Yes	3	2	2	Canal	No	Susan Thomas	Owner	734 417 5775 susanjthomas@icloud.com
Seasonal	136	Yes	3	2	2	Canal	No	Berge Marcarian	Owner	647 994 3380 bergemarcarian@gmail.com

Any additions, corrections or deletions, for sales and rentals, please contact Marilyn Tibball at tibt4@aol.com or 941 350 1832

April

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
30	31	01 Book Club Annual Meeting: 11.30 am at <i>Evie's on the Bay</i>	02	03 . Clubhouse CM: 9 am . Venice Musicala Encore Chorus: 7-8 pm	04 . Pond CM: 1pm . Communic. CM: 3 pm - Hands on Floral Design class: 2 pm	05	
06 Arts & Crafts Show: 1- 4 pm	07	08	09 Landscape / Irrigation CM: 1 pm	10 .CHCA Board Mtg: 9 am . Social CM: 10:30 am . Texas Hold'em: 6:30 pm	11	12	
13	14	15	16	17 Board meeting: 9 AM	18 Mixer hosted by B. & C. Beckmann: 5.30 PM	19	
20	21	22	23	24	25	26	
27	28	29	30	01	02	03	
04	05	Abbreviations : CM: Committee meeting					

EVENTS OCCURING EVERY WEEK

Tennis (Courts 1 & 2) & Pickleball (Courts 3 & 4): Open Daily. Special events are posted near door of court 4 door.

Pool Volley Ball : 2 pm	Swimnastic Shallow Water : 9-10 am Mat Yoga : 10-11 am Chair Yoga : 1.15 am Golf @ Serenoa Club 7.30 - 2 pm Golf PM: Tee times Dominoes : 7 pm	Swimnastic Deep Water : 9-10 am Club house cleaning: 7- noon. Stichery & Needle work : 9.30 - 11 am Body dynamics: 12 – 1 pm Poker : 7 pm	Swimnastic Shallow Water : 9-10 am Mat Yoga : 10-11 am Chair Yoga 11.15 am Social Bridge : 12.30 pm	Swimnastic Deep Water : 9-10 am Hula Hoop Fitness : 9 am Body Dynamics : 10-11 am Mahjong : 1 - 3.30 pm	Swimnastic Shallow Water : 9-10 am Mat Yoga : 10-11 am Chair Yoga : 11.15 am	Swimnastic Deep Water : 9-10 am Bocce : 3 pm
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