

The Inlets

April 2025

Website: www.theinlets-nokomis.com/



BOARD OF DIRECTORS MEETING

April 17, 2025

Board directors present: Bob Beckmann, Bill Brown, Shirley Dodson, Joe Frustaci.

PRESIDENT'S MESSAGE *by John Dexter:*

I'm sorry to report that Pam Schultz has resigned from the board due to time commitments away from The Inlets. We will look forward to her return sometime in the future. In the meantime, anyone out there who would like to discuss the possibility of joining the board please let me know.

The Inlets games were a huge success with about 100 residents taking part. A lot of thought and planning went into organizing the various events; so, thanks to all of the residents who helped, to all of those who participated and to those who made the outstanding cork sculpture trophies. We look forward to next year's games.

We are approaching the summer slowdown board wise and are planning to not hold meetings in the months of June, July and August. Of course, if a need arises, we can hold meetings as needed.

Mr Harkness has filed a complaint with the appropriate authority, continuing his attempt to defeat the Declarations revisions. The response will be handled by our attorney in due time. I'm still mystified as to what he thinks the benefit of his actions could be for The Inlets, since we will ultimately do whatever is necessary to pass these changes.

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

MOTION: To accept the resignation of Pamela Schultz. Approved 4-0

CORRESPONDENCE: Received from Randall Harkness, Rick Arena and others.

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

COMMITTEES: John Dexter's report, read by Shirley Dodson.

"To all Inlets Residents:

As I'm sure you know we have been engaged in an effort to respond to attempts made by MR Randall Harkness to overthrow the passage of revisions to our Declarations Document. In Response we have asked our attorney to perform a review of the proxies brought to the association's attention as questionable, and she has responded that his claims are without merit, that all the proxies in question are valid, and passed. The revised language has been recorded in the Public Records of Sarasota County and is now officially part of our Declarations.

Mr. Harkness has apparently filed a complaint with the Department of Business and Professional Regulation thus continuing his efforts. However, as of today we await formal confirmation of the filing. He has emailed a copy of his filing to The Inlets residents, which has been passed on to our attorney who will file our response in due time. Should his complaints fail, which we expect, he can be held responsible for reimbursing us for our legal expenses.

In the meantime, the recorded revisions remain in effect".

COMMITTEE NEWS

FINANCES by Bill Brown:

1. Common Facilities:

As of the end of March 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 \$213,182.

Total cash in the reserve account is \$888,803 of which \$168,970 is in CD's

Expenditures from the Reserve Accounts during March 2025:

- \$4,545 to New Life Well and Pump for irrigation work on wells #1 and #3
- \$2,413 to *Symbiont Service* for a repair and new coil at Pool Heater #3

2. Condominium Association:

As of the end of March 2025, the combined expenses for the *Condominium Association* are \$13,952 over budget for the month.

Total cash in the *Condominium* accounts is \$206,089 with \$382,976 in prepaid insurance and \$321,540 in restricted funds.

Note: This report is before the Audit of the 2024 Financials has been completed.

RETENTION POND by Sue Fisher:

Working with our Retention Pond aquatic experts, we are learning more about our pond's specific needs. Taking an in-depth look, here are three common management misconceptions.

1. *"Our pond is a permanent fixture in our landscape."* Our pond can be a long-lasting feature in our community, but it isn't permanent. It may fill with sediment that erodes from the shoreline or flows in during rainstorms. Weed growth and decomposition may lead to the development of muck. Trash, tree branches, and other pollutants can build up over time. The aging of the pond is a natural phenomenon but can be highly accelerated through human activity and wind moving the water constantly against the shoreline, reducing a waterbody's life by decades. If left unmanaged over the years, it could eventually fill up until it becomes a marsh or puddle. This is a process called pond succession. Best management practices reduce erosion, nutrient pollution, muck development, and nuisance aquatic vegetation and can also help

prevent problems like algae, toxic cyanobacteria growth, bad odors, murkiness, invasive species infestations, fish kills, and more.

2. *“Herbicides pose a danger to non-targeted plants and animals.”* The most eco-friendly and long-lasting lake and pond management programs lean on holistic, natural solutions. Periodically herbicides and algaecides are necessary. Understanding the strict scientific processes surrounding the use of herbicides, are designed to exclusively target specific weed and algae species without impacting desirable plants and animals. They do so by interfering with the unique growth mechanisms identified in nuisance species that are not found in beneficial ones. Likewise, the *concurrent use of eco-friendly compounds called surfactants helps confine herbicides and algaecides to the affected area* without migrating elsewhere. All herbicides must be evaluated and registered by the Environmental Protection Agency, monitored, and reevaluated to ensure lasting safety and success.

3. *“All freshwater management programs are the same.”* It’s not uncommon for residents to assume that the solutions used on a lake or pond “back home” will work on our Inlets pond. There’s no one-size-fits-all approach to pond problems because no two aquatic ecosystems are the same. We continue to work with *Beautiful Ponds* and *SOLitude Water Management* to meet our goals and budget requirements keeping our unique ecosystem thriving.

Our Inlets Retention Pond is a valued feature that our community relies on every day. Working with both pond management specialists, and increasing our personal knowledge, helps ensure we’re investing in both the present and the future of our retention pond.

SOCIAL by Sharon Greene:

The **March mixer** was hosted by the Board of Directors- The event was well attended. Board Chair John Dexter thanked all the Board members and committee chairs for their volunteerism and urged others to become involved. Pizza and wings were served and enjoyed by all.

The big event of the month was the first annual **Inlets Games**. Over 100 residents signed up to participate! There were events for all ages and levels of abilities. The coordinators were Pam Brown and Linda Antelmi. They did an excellent job and everyone enjoyed themselves.

The following is a synopsis written by Pam Brown: *The Inlets Games were held March 22-29, 2025. They included 24 games, the usual weekly activities, and new games. Nearly all games were held on the Clubhouse Campus. Bocce and Shuffleboard drew 36 players each. The Finale on Saturday night, March 29, **Winner-Winner Chili Dinner** was a big hit, with over 100 guests. 14 batches of chili and 9 batches of cupcakes were entered into the Cook-off and Bake-off respectively and were served.*

April events include:

- **Monthly mixer** hosted by Bob and Carla. Beckmann
- **Flower arrangement class** by Diane Jenson
- **Arts & craft fair and bake sale** by Linda Lee

The **Cinco de Mayo party**, hosted by Linda Lee, will be held on Sunday, May 4th-. The \$8.00 tickets will be available at the door and not sold in advance. Cost of tickets includes margaritas, chips & salsa. Participants will bring a Mexican appetizer. Additional information can be found on the social Committee bulletin board in the club house.

The next Social Committee meeting will be held on Thursday, May 8th at 10:30 am. Everyone is invited.

LANDSCAPE by *Shirley Dodson:*

The diseased *arboricola* on the main road has been removed. The area was treated with a fungicide but will not be replanted.

TruGreen will be in the Inlets in May for their regular application of granular and/or liquid fertilizer and broadleaf weed control. In addition, the lawns will be treated to control turf damaging chinch bugs.

Compare Lawn trims the mangroves along the canals twice a year. The first cutting will be in May and the second cutting later in the fall. Homeowners cannot opt out of this service.

In preparation for Hurricane Season *Compare Lawn Service* is trimming trees in the common areas of the Inlets. He is not trimming trees on private properties.

Homeowners leaving the Inlets should prepare their property by bringing inside all furniture, flower pots and decorative lawn ornaments. Hoses need to be disconnected and stored inside. Pick all fruit especially coconuts when leaving. Dropped fruit attracts rats and coconuts become projectiles.

IRRIGATION by *Shirley Dodson:*

Our area is in another drought and Sarasota County has not lifted their water restrictions. We can only water the lawns once per week regardless of the source of the water. A burn ban is in place for Sarasota County at this time.

The watering schedule is posted in the mailhouse. If you need service fill out an irrigation form.

COMMUNICATION by *Daniel Gaudry:*

The Communication Committee met on April 4th. Our new webmaster, Skye Carlson joined the committee. The topics on the agenda were:

1. **Communication for renters:** according to the Florida law, the renters are entitled to receive the same information as owners. It appears that many renters didn't have the orientation meeting; so, we don't have their contact information. After stating that the management of the renters is not its responsibility, the committee decided to limit the communication to the long-term renters (staying for at least 3 months), who went through the orientation meeting. Unit owners are responsible for sharing information of their choosing with their short-term renters; it is not committee's responsibility.
2. **OneDrive:** Bonnie Russo will be responsible for updating the "communication files" in The Inlets One-Drive.
3. **Working process:** Daniel prepared a document, which was endorsed by the committee, describing the working process for the Newsletter, telephone directory, e-mails sent to residents, monthly calendar, forms, diffusion of new contacts' information and website.

The major part of the meeting was dedicated to the **Website**.

- > It was clearly stated that the webmaster, Skye Carlson, is not in charge of chasing information. Her mission is to publish information provided by authorized persons.
- > A new organization chart was proposed and endorsed by the Committee.
- > Special attention was given to the legal documents required to be published on our website. Those documents are listed in the Florida Statutes 718.111(12)(g).
- > The main objective is to have the new website with updated documents for the Annual Meeting.

For action:

- Bill Brown helped by Judy Mount and with the supervision of Buck, will provide the legal documents to Skye.
- Daniel & Skye will continue organizing and updating the published information in the new format.
- Nan will send an e-mail to the Committee chairs asking them to attach the agenda of the meeting when they want a notice of a meeting being published (required by FL Statutes).
- Pam Brown will discuss with the Clubhouse Committee chair the possibility of using the new format on the calendar posted in the library.

CORRECTIONS TO THE TELEPHONE DIRECTORY:

- > # 183 Marie TREILIBS: 941-204-4412 (new phone #)
- > # 193 Jeff SINCOSKI: 401-640-4819 (correction)

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

We had 2 homes close:

- > **Cindy and Troy Hewitt** (# 220), found their way from Minnesota to The Inlets. Both are working folks who heard what a friendly community we are. They very much look forward to making new friends.
- > **Pam and Phil Favret** (# 90) are mechanical and civil engineers. Both are Vets. They come to us from Upstate New York and look forward to boating, swimming and pickleball.

There are 9 homes currently listed for sale and 1 pending close this month.

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 (April 7, 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
749,000	126	Yes	3	2	2	Canal	No	Susan Thomas	Owner	734 417 5775 susanjthomas@icloud.com
725,000	27	Yes	3	3	2	Canal	No	Wendy Ross	Coldwell Banker	941 504 0010
715,000	93	Yes	3	2	2	Canal	Yes	Erik Dunigan	Cornerstone Real Estate of SW FL	941 404 4620
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	Lake View 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
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

May						2025
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
27	28	29	30	01 Clubhouse CM: 9 am	02 Pond CM: 1 pm	03
04 Cinco de Mayo party 5 pm	05	06	07 Landscape /Irrigation CM: 1 pm	08 .CHCA Board Mtg: 9 am Social CM: 10:30 am	09	10
11	12	13	14 Landscape /Irrigation CM: 1 pm Wine on Wednesday: 5:30 pm	15 Board meeting: 9 am	16	17
18	19	20	21	22	23 Mixer: 5:30 pm	24
25	26	27	28	29	30	31
01	02	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