

The Inlets

DECEMBER 2024



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

HAPPY HOLIDAYS!



ANNUAL MEETING OF THE INLETS MEMBERSHIP

December 5, 2024

Call to Order was by Vice President John Dexter

Directors present were: Bill Brown, Shirley Dodson, Tom Mattmuller, Paul Neu

Certification of proxies and determination of annual member meeting were received.

Affidavit showing proof of notice of the Annual Meeting for the *Common Facilities Corporation* and the *Condominium Association*; affidavit received by Board members.

The Minutes of the 2023 Annual Meeting were approved by all members present.

VICE PRESIDENT'S REPORT *by John Dexter:*

Merry Christmas Inlets residents!

Well, another year has passed, and 2025 begins in just a couple of weeks. Our committees have continued throughout 2024 deal with issues which have arisen, as well as continuing to streamline and improve the efficiency of our operations. Along the way we have faced significant challenges, including having to deal with some extreme weather.

Looking back we have experienced some highs and lows this year. Lows include the passing of Skip Haswell, a long time board member, friend to many of us and in my case, a poker buddy. We miss him.

We also lived through two very threatening storms and the attendant tidal surge.

Now for the highs: Thanks to the prompt action of Jorge and his crew, as well a large number of resident volunteers, our grounds and properties were pretty well cleaned up in about two weeks, following the second hurricane. A remarkable achievement. Thankfully we live in a neighborly community where so many people pitch in to deal with repairs and upkeep throughout the community.

We finally reached a quorum for our Annual Meeting. Thanks to everyone who attended this important event, to those who submitted their proxies, and to those who spread the word that the proxies were needed.

Three members of the previous board did not run for reelection for various reasons: Charlie Agin, Skip Haswell, and Paul Neu. Thanks to all of them for their years of service!

As you are frequently reminded, your board is made up of volunteers, so please welcome the new members and thank them for volunteering.

We are in the process of agreeing to committee assignments and will be sharing that info with you soon.

UNCONTESTED ELECTION RESULTS:

There were three candidates for the *Common Facilities* and the *Condominium Association Board of Directors*, Tom Mattmuller, Bill Brown and Shirley Dodson for the three current openings on the Board. Tom Mattmuller will begin a two-year term, with Shirley Dodson and Bill Brown, current Board Members, continuing for an additional two years.

MEMBERS OF THE NEW BOARD OF

The Inlets Common Facilities Corporation & The Inlets Condominium Association:

**BOB BECKMANN, BILL BROWN, JOHN DEXTER, SHIRLEY DODSON, JOE FRUSTACI, TOM MATTMULLER
& PAMELA SCHULTZ**

The annual meeting was adjourned. Directly following this meeting, a meeting of the new Board commenced.

DIRECTORS' & COMMITTEES' ANNUAL REPORT

FINANCE, CLUBHOUSE, POOL, LIBRARY by *William Brown*:

It has been a privilege to work with so many great residents on my committees over the past year. Actually, many have been volunteering on these committees for the last five years. They total over 20, with many residents on multiple committees.

1. Finance (*Marie Henry*):

The Finance/Budget committee oversees our accounts, budgeting for our day-to-day operations as well as funding the reserves for capital projects. The Finance committee also reviews requests for funding for capital projects from Committees and Directors and reports to the Board if funds are available. Marie Henry serves as Chair and brings years of experience and dedication. Along with Marie, Jeanie Gillespie, Nan Stortz, Jack Stadtmiller, Buck Isenberg, Sandy Sandmeyer and Pat DeMarco are committee members. This committee is the reason why we are and have been on such a strong financial footing. We continue to work to keep our monthly fees as reasonable as possible, but the huge unprecedented increases in insurance in the last couple of years is beyond our control and remains by far the largest part of the increases in our Budgeted expenses.

2. Clubhouse (*Bob Beckman & Sue Fisher*):

The Clubhouse Committee is chaired by Bob Beckman during the Winter season, with Sue Fisher taking over during the summer months. They do a great job, along with all the other committee members including Rita Baar, Buck Isenberg, Bob Walter, Linda Antelmi, Pam Brown and Mary Hofmann. The Clubhouse is now in almost constant use, which makes the job of the Committee members busier than ever. This committee is responsible for cleaning, repairs, painting and scheduling, inside and outside of the Clubhouse, including the Pool area and the Mail house. There is always something that needs attention, and with the hurricanes this year has been no exception.

3. Pool (*TJ Sullivan & Ken Pyles*):

The Pool committee consists of TJ Sullivan and Ken Pyles. Much like the Clubhouse Committee, there is always something that needs attention. We do our best to keep everything working, with the help of three vendors, but with so many working parts it is not always possible.

4. **Library (Martie Ness & Janice Jenson-Duseau):**

The Inlets is extremely lucky to have a well-stocked library. Special thanks to Martie Ness and Janice Jenson-Duseau, along with the other volunteers who work behind the scenes to keep our Library looking great and for keeping it updated. It remains a great asset to our community.

It has been a privilege to work with so many great volunteers on these committees over the past year. Together they total over 20, with many volunteers on multiple committees.

A special thanks to all of you,

PICKLEBALL by Adrienne Quirion:

The 2024 season of pickleball here at the Inlets has been an exciting year. We played in mini tournaments with neighboring communities in and outside the Inlets.

We held a ladder league for residents of the Inlets on 1 afternoon a week for 6 weeks and hope to do the same this coming year, possibly doing 2 levels this coming year.

We had our annual Luck of the Draw tournament with 28 players again enjoying a day of fun with each other.

We are planning on joining an intercommunity league this coming January and if interested please let me know.

Our group meets at the courts every morning starting at 7:30am in the summer months and 8:00am in the winter months playing open play approximately 2 hours a day. Often times there are smaller groups playing in the afternoons and some evenings.

Can't wait to see what the new year brings to us!

COMMUNICATIONS by Daniel Gaudry:

1. Main activities:

Committee membership: at the March 14 committee meeting, Maggie Brown, Susan Friedman, John Olson and Joan Reilly resigned from the committee. New members were appointed.

The current members are: *Pam Brown, Sue Cashmore, Robert Diekroger, Lynne Fales, Daniel Gaudry (chair), Marie Henry, Steve Kelly, Bonnie Russo, Sandy Sandmeyer, Nan Stortz and Sue Wick.*

Main activities:

- The **Newsletter** was sent monthly by regular mail and by e-mail. *Pat DeLuca* prints and mails hard copies of the Newsletter to the eight residents without an e-mail address. *Lynne Fales* sends a link to the residents giving access to the last Newsletter on our Website.

Daniel Gaudry & Sandy Sandmeyer are the editors of the Newsletter

- **Improvement of the communication process by e-mail:** *Nan Stortz* continues to do a great job in sending all e-mails using one single list. Renters and other parties interested in receiving social information are emailed separately. *The distribution list is comprised of all residents who have given written permission as required by HOA rules.* 170 messages have been sent out this year (275 last year).
- **“Website”:** The recent years have been focused on the development of “electronic information” and the Website. This is the job of specialists and we are fortunate to have in the loop *Lynne Fales* who improves our website every year.
- **“2025 Telephone Directory”:** Two drafts were posted in November to allow the residents to validate their telephone number(s) & e-mail address.

There are 237 units in The Inlets (including condos). The directory includes 360 phone numbers and 325 e-mail addresses, about the same as for 2023.

The directory will be distributed by the *Welcome Team* members shortly before Christmas. This process, used for the last four years, works very well and it is our intent to continue to do so.

I will not end this report without expressing my deepest gratitude to Maggie Brown, whose help contributed significantly to the progress made in the communication process in The Inlets during the recent years.

2. Dynamic of communication in The Inlets:

	2016	2018	2020	2022	2023	2024
# of Newsletters sent by regular mail	43	30	23	12	10	8
# tel numbers published in directory	262	290	338	378	368	360
# of email addresses in directory	x	x	253	327	326	325

IRRIGATION, LANDSCAPE, ACTIVITIES, SALES & RENTALS, WELCOME TEAM by Shirley Dodson:

1. Irrigation & Landscape (Shirley Dodson):

This was a very challenging year for landscape and irrigation. The first half of the year, we had severe drought, and the summer brought drenching rain and storms *Debbie, Helene* and *Milton*.

a. Irrigation:

Sarasota County restricted landscape watering to once a week. We have a variance from the county to water by zones instead of odd and even house numbers but still have to abide by their restrictions. Our irrigation infrastructure is extensive. We have 7 wells and pumps, over 250 valves, 25 timers and miles of electrical wires and pvc pipes.

Our committee wanted to have the system evaluated and be more proactive than reactive in maintaining and servicing the pumps. Servicing the pumps and installing timers is not part of the contract with *Compare Lawn*. Pumps 1&2 were constant problems. In February, we contacted six companies and three made onsite visits, evaluations, and proposals. All three agreed we have plenty of water and do not need new wells. We contracted with *New Life Well and Pump* to replace pumps 1&2 with pumps that have variable speed drives. Pump 7 was also replaced later in the year. All the pumps will be serviced annually by *New Life*.

Hurricane *Milton* did significant damage to timers and electrical lines. Properties along the canals had a storm surge of 5 feet and some properties 7 feet of water.

An irrigation schedule is posted in the mail house. If you feel you are not getting water or have problems with coverage fill out an irrigation form and return it to the office.

b. Landscape::

TruGreen was contracted to manage our turf requirements. They provide fertilizer, insect and weed control to the condominiums and common areas.

The mangroves are trimmed twice a year by a team from *Compare Lawn*. Mangroves are protected by county and state ordinances and Jorge is a licensed trimmer to complete the job.

This year the committee has removed plantings in the clubhouse area that have reached the end of their life cycle and thinned other areas for easier control of weeds. Plants and hardscape materials have been added to some of islands in the community and will continue into next year.

Hurricane *Milton* took a toll on our vegetation. Wind plus undiluted salt spray damaged many plants. Most of the plants have survived and new growth has almost replaced the damaged leaves.

As a reminder any changes made to your landscaping or planting additions must be approved by the committee. Fill out the form and place it in the three- tiered rack on the top of the filing cabinet next to the printer in the office. If the office is locked, slide it under the door.

2. Activities (Jean Gillespie):

The Activities Committee was formed for the purpose of dispensing as much information as reasonably possible to the residents of The Inlets regarding our varied and busy groups schedule. Our mission is to keep

the list of activities with pertinent information updated and available when residents have questions regarding any of the groups. Newly requested activities are evaluated and accepted by the committee before being forwarded to the Board of Directors for approval. This year “Hula Hoop Fitness” and “Garden Club” were added this year.

3. Sales & Rentals (Bonnie Russo & Sue Cashmore):

Maggie Brown and Joan Reilly retired from Sales and Rentals at the beginning of the year. Sue Cashmore and Bonnie Russo took the torch and are currently the team who are welcoming/orienting new owners and renters into The Inlets. There were 12 new owners welcomed into our community with another 13 homes currently on the market just waiting for the lucky owner to scoop it up and find out just how fortunate we are to find ourselves living in such a wonderful neighborhood.

4. Welcome team (Pam Brown):

In January 2024, this committee was chaired by Pam Brown. The committee updated the handout titled “Fun Things To Do in the Inlets” and inserted it in the phone directories. Their committee distributed the phone directories to all the residents of The Inlets. In addition, a printed copy of the Rules and Regulations was distributed at that time.

1st MEETING OF THE NEW BOARD OF DIRECTORS

December 5, 2024

Directors present were Bob Beckman, Bill Brown, John Dexter, Joe Frustaci, Shirley Dodson, Tom Mattmuller, Paul Neu.

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

<i>President:</i> John DEXTER;	<i>Vice President:</i> Shirley DODSON
<i>Treasurer & Secretary</i>	William BROWN

APPROVED MOTIONS:

- To hold the 2025 Board meetings the 3rd Thursday of the month. Approved 6-0.
- To forward the fund balances of *The Inlets Common Facilities* into the 2025 fiscal year. Approved 6-0
- To forward the fund balances of *The Inlets Condominium Association* into the 2025 fiscal year. Approved 6-0

OPEN FORUM:

- Topics included the front gate sign lighting, The new DIRECTV contract, landscaping, the 2025 budget increase, security patrol and an update on the railing at the clubhouse deck.
- John Dexter, representing the Board and The Inlets, thanked Paul Neu for his years of service and expertise working for the community and the Board; he will be greatly missed.
- Joe and Janice Duseau, who are moving from The Inlets, were thanked for their years of service and dedication to The Inlets. They too will be greatly missed.



HAPPY NEW YEAR !



HOMES LISTED FOR SALE in The Inlets (8 Dec. 2024)

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
896,000	105	Yes	3	2	2	Canal	Yes	Suki Scollo	Coldwell Banker	941 349 4411
875,000	128	Yes	3	2	2	Canal	No	Denise Mattmuller	Premier Sothbys Intl	941 232 8055
849,900	220	Yes	3	2	2	Lake View	Yes	TammyGarner	Coldwell Banker	941 374 4161
750,000	90	Yes	3	2	2	Canal	No	Suki Scollo	Coldwell Banker	941 349 4411
670,000	125	Yes	3	2	2	Canal	No	Denise Mattmuller	Premier Sothbys Intl	941 232 8055
645,000	217*	Yes	3	2	2	Pool View	No	Danielle Dietrich	Coldwell Banker	603 767 9166
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
495,000	32	Yes	2	2	1	No	No	Laura Bliss	Charles Rutenberg	941 730 3388
469,500	65	Yes	3	2	1	No	No	Mitch Roberts	Paradise Realty of Venice	941 488 1111
399,900	198*	Yes	2	2	2	Lake View	No	Don Byers	Donald W Byers Real Estate	941 928 5206
259,000	600/101*	No	1	1	1	Lake View	No	Krista Scarlett	Owner	603 470 9269 kjrscarlett@gmail.com
250,000	400/102*	No	2	2	1	Pool View	No	Mary Ann Keenan	Coldwell Banker	614 397 6482
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
April - December	18	Yes	2	2	1	Canal	No	Susan Crane Howard Crane	Owners	908 399 4387 908 399 4389
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	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 tibb4@aol.com or 941 350 1832

JANUARY 2005

Holidays in United States, theinletsnokomis@gmail.com							Jan 2025 (Eastern Time - New York)
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
29 2pm - Pool Volleyball	30 9am - Open Tennis 10am - Mat Yoga 11:15am - Chair Yoga 7pm - Dominos	31 New Year's Eve 9am - Deep Water 9:30am - Stickers 4:30pm - Tennis Clinic 7pm - Poker	1 New Year's Day 9:30am - Men's Tennis 10am - Mat Yoga 11:15am - Chair Yoga 1pm - Social Bridge	2 9am - Deep Water 1pm - Mahjong	3 9:30am - Mixed Tennis 10am - Mat Yoga 11:15am - Chair Yoga	4 9am - Deep Water	
5 2pm - Pool Volleyball	6 9am - Open Tennis 10am - Mat Yoga 11:15am - Chair Yoga 7pm - Dominos	7 9am - Deep Water 9:30am - Stickers 1pm - Book Club @ 4:30pm - Tennis Clinic 7pm - Poker	8 9:30am - Men's Tennis 10am - Mat Yoga 11:15am - Chair Yoga 1pm - Social Bridge 5pm - Wine on	9 9am - Deep Water 1pm - Mahjong	10 9:30am - Mixed Tennis 10am - Mat Yoga 11:15am - Chair Yoga	11 9am - Deep Water	
12 2pm - Pool Volleyball	13 9am - Open Tennis 10am - Mat Yoga 11:15am - Chair Yoga 7pm - Dominos	14 9am - Deep Water 9:30am - Stickers 4:30pm - Tennis Clinic 7pm - Poker	15 9:30am - Men's Tennis 10am - Mat Yoga 11:15am - Chair Yoga 1pm - Social Bridge	16 9am - Board of Director 9am - Deep Water 1pm - Mahjong	17 9:30am - Mixed Tennis 10am - Mat Yoga 11:15am - Chair Yoga	18 9am - Deep Water	
19 2pm - Pool Volleyball	20 Inauguration Day Martin Luther King Jr. 9am - Open Tennis 10am - Mat Yoga 11:15am - Chair Yoga 7pm - Dominos	21 9am - Deep Water 9:30am - Stickers 4:30pm - Tennis Clinic 7pm - Poker	22 9:30am - Men's Tennis 10am - Mat Yoga 11:15am - Chair Yoga 1pm - Social Bridge	23 9am - Deep Water 1pm - Mahjong	24 9:30am - Mixed Tennis 10am - Mat Yoga 11:15am - Chair Yoga	25 9am - Deep Water	
26 2pm - Pool Volleyball	27 9am - Open Tennis 10am - Mat Yoga 11:15am - Chair Yoga 7pm - Dominos	28 9am - Deep Water 9:30am - Stickers 4:30pm - Tennis Clinic 7pm - Poker	29 9:30am - Men's Tennis 10am - Mat Yoga 11:15am - Chair Yoga 1pm - Social Bridge	30 9am - Deep Water 1pm - Mahjong	31 9:30am - Mixed Tennis 10am - Mat Yoga 11:15am - Chair Yoga	1 9am - Deep Water	