

# The Inlets

JANUARY 2025

Website: [www.theinlets-nokomis.com/](http://www.theinlets-nokomis.com/)



## BOARD OF DIRECTORS MEETING

January 16, 2025

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

### **PRESIDENT'S MESSAGE** by *John Dexter:*

Happy New Year. So far 2025 has come in like a pussy cat, with mostly sunny, warm weather. Reminds us of why we love living here.

I'm aware that several of you have struggled with the new internet and TV, but I hope that you have been able to find the help that you need by calling on knowledgeable volunteers.

Recent emails were sent to all residents listing the many properties that have not yet been converted, along with contact info to set up accounts and schedule the work. If you have not completed the Frontier internet and Direct TV conversion by Feb. 15, you will lose your existing TV service so please schedule your switchover as soon as you can.

Since the annual meeting, new board committee assignments have been finalized. Most, but not all committee chairs remain the same as last year. The usual "Board Members and Committee Assignments" chart will be distributed in the Sunshine News this month. As usual there are plenty of opportunities to get involved in the various committees so if you are interested in helping out on a committee, please contact the responsible board member or committee chair. As you know, we are a self-managed community and depend on volunteers to keep the Inlets operating.

And on that topic of volunteerism, a number of residents continue to go above and beyond in their efforts to maintain our common facilities in excellent shape, so thanks to all of them.

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

#### **MOTIONS:**

- To authorize the beginning process of amending the *Declaration of Covenants and Restrictions* to delete all reference to the Developer along with adding legal updates. Approved 7-0.
- To sign a contract for 2025 with *TruGreen* for *The Inlets Condominium Association, Inc.* in the amount of \$44,250.00. Approved 7-0.
- To sign a contract for 2025 with *TruGreen* for *The Inlets Common Facilities Corporation* in the amount of \$4,100. Approved 7-0.
- Motion to discuss changes to the *Declarations of Covenants and Restrictions* regarding votes required to pass amendments. Two primary recommendations have been developed by the Documents committee as follows:
  - OPTION #1. Change the percentage needed to amend the *Declarations of Covenants* from 66 2/3% of the entire voting interest of the Inlets Common Facilities to two-thirds of the voting interest present in person, or by proxy

and voting at a duly noticed meeting of *The Inlets Common Facilities Corporation* at which a quorum has been established. Motion failed 1-6 with Tom Mattmuller voting Yes and John Dexter, Shirley Dodson, Bill Brown, Bob Beckman, Joe Frustaci and Pam Shultz voting No.

- OPTION #2. Change the percentage needed to amend the Declarations of Covenants and Restrictions from 66 2/3% to 50% of the *entire voting interests* of the Inlets Common Facilities Corporation. Seconded by Bill Brown. Approved 7-0
- > To hold a Town Hall Meeting with The Inlets membership and our Attorney at 6:30pm on January 27, 2025, for a Q and A on Changes to the *Declarations of Covenants and Restrictions*. Approved 7-0
- > To present the agreed language per item 4 option 2, to a vote of The Inlets community in accordance with the requirements of the existing Declarations. Approved 7-0
- > To ratify the Board Member Committee assignments and appointment of Committee Chairpersons. Approved 7-0
- > To sponsor the March mixer. Approved 7-0

## COMMITTEES

Sue Fisher reported that a recent Pond weed cleanup took place this week to eliminate weeds. There was a large amount of debris from hurricane Milton removed, including aluminum from lanais, tree branches and a large number of plastic flower pots which were left unsecured by homeowners, which is a safety issue.



## FINANCES *by Bill Brown:*

### 1. **Common Facilities:**

As of the end of December 2024, the operating expenses for the *Common Facilities* are \$4,214 over budget for the month and \$32,282 under budget for the year.

Total cash in the *Common Facilities* operating account is \$255,442.

Total cash in the reserve account is \$855,326 of which \$168,970 is in CD's

Expenditures from the reserve accounts during December 2024 included:

- \$1,071.50 from the lake improvement reserve account to *Solitude Lake Mgmt.* for the down payment for vegetation removal from the pond.
- \$3,459.95 from the disaster fund reserve account to *Compare Lawn Care* for dump fees and fuel for debris removal after hurricane Milton.

### 2. **Condominium Association:**

As of the end of December 2024, the combined expenses for the *Condominium Association* are \$1,947 over budget for the month and \$2,204 under budget for the year.

Total cash in the *Condominium* accounts is \$879,435 with \$546,669 in restricted funds.

## SOCIAL *by Sharon Greene:*

The month of December was very busy. The *Caring and Sharing Breakfast* provided our residents opportunities to visit, have a tasty breakfast and demonstrate their generosity. Many thanks to board member Shirley Dotson and her committee for their commitment to this important event for many years.

The *December Mixer* showcased the beautiful singing voices of our residents. The music was provided by the talented Jim Bodle. Nan Stortz and Penny Bodle entertained the crowd with solos. Thank you, Patty Meany for hosting this annual event.

The return of the *Christmas Parade* was a colorful and joyous celebration of the season. Led by Hal Baar, the parade master, music, bubbles, beads and candy were given out to the Neighbors sitting in their driveways, enjoying the festivities. A big thank you to Sue Wick and Sue Cashmore for bringing back this activity.

Upcoming events include *Bingo, Pizza Night, monthly mixers and Strawberry Shortcake Social*.

NOTICE: Social Committee is moving its meeting from the first Thursday of the month to the 2nd Thursday @ 10:30 am in the clubhouse. The next meeting will be on February 13th. All residents are invited and encouraged to attend. New ideas are welcomed.

### **LAKE by Sue Fisher:**

The Retention Pond Committee met on January 10th to discuss any areas of concern. The shoreline trim motion presented to the BOD at the November meeting passed and is now scheduled for Wednesday, January 15th. We will check with the crew foreman if it is possible to remove any of the larger pieces of debris left behind by Milton that our shore crew could not reach. Again, grateful thanks to our post storm clean up crew, Peter Brown, Terry Ritter, Annette Bell, Karen Lynch Mills and Elizabeth Wagner. Semi-annual aerator pump maintenance was performed, filters were cleaned and the GFCI plug was replaced. The group has decided to ask the owner of *Beautiful Ponds* who maintains our water clarity and treats invasive species to lead an educational walk around the pond. A notice will be posted when a date is selected. The next Pond Committee Meeting will be February 7, 2025 at 1:00 PM in the Clubhouse Library. All residents are welcome to attend.

### **LANDSCAPE by Sue Fisher:**

Many snowbirds frequently ask those of us who prefer to live in Florida full time, “don’t you miss the change of seasons.” Florida full-timers reply, “not at all. We have our own change of seasons that snowbirds rarely notice. And we do not have to shovel sunshine!

The primary change we will see is the browning of our lawns when they start becoming dormant during the cooler months. So, before you take drastic measures and resod, learn the difference between dead and dormant grass. (Remember, grass may become dormant during the intense heat of summer as well, conserving its energy to stay alive using its energy to protect the roots.) If you prefer a greener grass, you may always hand water your grass, plants, and bushes in the hotter weather, using the water you pay for and not the once weekly irrigation period we are allowed by the County.

The tiny white flowers that bloom in the Florida grassy areas are called *Florida Snow, Florida pulsey, Mexican clover*. The scientific name for this flowering weed is *Richardia grandiflora*. This hardy, low growing weed is characterized by its small white flowers that bloom en masse, creating a snow-like appearance across lawns, gardens, and median strips on the highways. Some homeowners appreciate the contrast it provides and the way it highlights the green of their grass. Florida snow is a source of nectar in the dryer months for various pollinators including bees and butterflies. By allowing it to grow, you are supporting the local ecosystem and supporting biodiversity.

While most of the country sees changes of colors during the cooler Northern areas, Florida sees its change of color in the browning or dying off of the *kidzu* vines and other tree and bush climbing vines. You will also see the changing from green to orange to brown in the leaves of the sea grape bushes. And if you are lucky enough to have a large avocado tree, you will be raking their deciduous, falling leaves in February! And do not forget our beautiful, shade-providing oaks whose leaves are constantly falling to the ground more so in the cooler months.

You will see different colors in our flowers as well. Watch the change at your favorite nursery or landscaping store. There are fewer flowers in Florida that can withstand the intense heat of the summer, but bloom and even reseed themselves in the fall, winter & spring.

We hope you will feel challenged by this article to become aware of Florida’s “Three Seasons.”

### **COMMUNICATION: A new format for the monthly calendar by Daniel Gaudry:**

The objective of the change was to make the agenda more readable and to clarify the preparation process, which is unclear since Maggie Brown’s departure.

#### **1. Format:**

The events occurring weekly at the same time are gathered at the bottom of the calendar, while the events occurring at various times will be listed at the top part. Those are mainly administrative & social events.

The formatting was quite challenging (use of Word as an Excel embedded object), in the way that changing the month or the year will automatically reposition the dates at the correct days of the week in the table. This performance is the result of the free professional help of my "computer guru", Doug Manning, owner of Discount Computers, Inc. at Sarasota. I started using his services in 2004 convinced that his main policies "One hour free services per week and free phone support when you purchase a computer" were a great deal. Time proved that it was, indeed!

**2. Process:**

- *Activities Committee chairs* will inform Daniel of changes regarding the activities scheduled every week (bottom part)
- *Pam Brown* agreed to communicate to Daniel, not later than on the BOD meeting date, the list of specific events scheduled for the following month.
- *Daniel* will prepare the monthly calendar, which will be included in the Newsletter.
- *Daniel* will also send separately the calendar to *Lynne* for publication on the website.

**CORRECTIONS TO THE 2025 TELEPHONE DIRECTORY**

Carole CONNELLY (181) : *Tel* : 920-438-9639

Pat DeMARCO (169) : *E-mail* : pdemarcofla@gmail.com

Eric WATTERS (192) : *E-mail* : ericwatters@venicetheatre.net

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

We had 4 homes change hands in November and December with a dozen homes currently on the market. Based on realtor.com, there are 4 homes currently "pending" sale.

Florida has seen a trend of more homes on the market in recent months. Experts suggest that last year's weather plays a big factor on the current inventory while others state, based on 100 years of research, that the housing market is cyclical. What we do know is that many of those neighbors who are leaving have stated how much they will miss our community, while those who are newbies have shared how our community is undervalued; a hidden gem.

Thanks to Pat DeMarco, the below is a chart that illustrates The Inlets sales since 2015.

SUMMARY OF UNITS CHANGING HANDS BY YEAR 2015-2024				
YEAR	NEW OWNERS	TO FAMILY MEMBER	RESIDENT MOVED WITHIN THE INLETS	% WITH A NEW OWNER
2015	19	1	0	8.0%
2016	18	2	0	7.6%
2017	13	0	1	5.5%
2018	11	3	4	4.6%
2019	15	2	1	6.3%
2020	11	1	1	4.6%
2021	16	4	4	6.8%
2022	21	2	4	8.9%
2023	12	0	3	5.7%
2024	17	4	1	7.2%

<b>103 units have had no change over the 10 years</b>
<b>18 of the 19 residents who moved to a different unit still live here</b>
<b>18 of the 21 units that have been transferred to a new family member still live here</b>

# SALES & RENTALS (January 2025)

## HOMES LISTED FOR SALE *in The Inlets* (13 January 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
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	Tammy Garner	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
600,000	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
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
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	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](mailto:tibb4@aol.com) or 941 350 1832

## THE 2025 INLETS BOARDS' MEMBERS & THE COMMITTEE ASSIGNMENTS (01/21/2025)

<b>MEMBERS OF THE BOARD of the Condominium Association and the Common Facilities</b>	<b>John Dexter (JD), President</b> 702-966-8068; jdexteriv@gmail.com	<b>Joe Frustaci (JF), Director</b> 207-409-6755; JoeFru@yahoo.com
	<b>Shirley Dodson (SD), Vice President</b> 941-484-7053; dodsonsh@gmail.com	<b>Tom Mattmuller (TM), Director</b> 941-716-4510; tommattmuller@gmail.com
	<b>Bill Brown (BB), Treasurer &amp; Secretary</b> 518-769-9630; debandbill@gmail.com	<b>Pamela Schultz (PS), Director</b> 414-550-3834; pamela4282003@hotmail.com
	<b>Bob Beckmann (RB), Director</b> 419-236-1346; ribeckmann@outlook.com	
<b>MEMBERS OF THE BOARD of the Carriage Homes</b>	<b>Terry Hart, President</b> 586-530-9183; sdsterry@aol.com	<b>Fausto Cabral, Treasurer</b> 507-261-3787; fausto55901@hotmail.com
	<b>Steve Kelly, Vice President &amp; Secretary</b> 416-560-6931; steve.wayne.kelly@gmail.com	

### COMMITTEE ASSIGNMENTS for the Condominium Association & the Common Facilities

Residents having questions / problems dealing with one or more of the committees listed below, are kindly requested to contact the relevant committee chair(s).

COMMITTEES (resp. director*)	COMMITTEE CHAIR / co-CHAIRS	COMMITTEES (resp. director*)	COMMITTEE CHAIR / co-CHAIRS
<b>ACTIVITIES ( PS )</b>	<b>Jean Gillespie:</b> 941-480-0588; Gilles7009@aol.com <b>Sue Stadtmiller:</b> 941-484-6601; susanstadt@outlook.com	<b>LIBRARY ( BB )</b>	<b>Martie Ness</b> 847-987-0245; swedeness165@yahoo.com
ARCHITECTURAL REVIEW ( JF )	<b>Russ Strom</b> 941-592-9702; stromruss@gmail.com	<b>LANDSCAPE ( SD )</b>	<b>Shirley Dodson</b> 941-484-7053; dodsonsh@gmail.com
<b>CANALS ( JF )</b>	<b>Tom Hedge</b> 941-356-9506; tomhedgesr@premiersir.com	OFFICE ADMINISTRATION ( JD )	<b>John Dexter</b> 702-966-8068; jdexteriv@gmail.com
<b>CLUBHOUSE / MAIL ( BB )</b>	<b>Bob Beckman:</b> 419 236-1346; ribeckmann@outlook.com <b>Sue Fisher (Summer time)</b> 941-447-6457; suejimfisher@msn.com	<b>PICKLE-BALL ( JD )</b>	<b>Adrienne Quirion</b> 518-745-9886; adrienne.ar425@gmail.com
<b>COLOR ( JF )</b>	<b>TJ Sullivan</b> 847-791-8378; tsulli295@yahoo.com	<b>POOL &amp; SPA ( BB )</b>	<b>Bill Brown</b> 518-769-9630; debandbill@gmail.com
<b>COMMUNICATIONS ( JD )</b>	<b>Daniel Gaudry</b> 941-726-8629; dgaudry@live.com	<b>RECREATION ( JD )</b>	<b>Steve Quirion</b> 518-745-9879; stevenquirion@mac.com
<b>COMPLIANCE ( TM )</b>		<b>RETENTION POND ( TM )</b>	<b>Sue Fisher</b> 941-447-6457; suejimfisher@msn.com
<b>CONTRACTS ( PS )</b>	<b>John Dexter</b> 702-966-8068; jdexteriv@gmail.com	<b>ROADS &amp; BRIDGES ( RB )</b>	<b>Buck Isenberg</b> 941-488-3890; buckisen@gmail.com
<b>DISASTER PREPARATION ( TM )</b>	<b>Tom Mattmuller</b> 941-716-4510; tommattmuller@gmail.com	<b>R.V. YARD ( TM )</b>	<b>Tom Mattmuller</b> 941-716-4510; tommattmuller@gmail.com
<b>DOCUMENTS ( JD )</b>	<b>Marie Henry</b> 941-484-8205; henry0175@verizon.net	<b>SALES &amp; RENTALS ( PS )</b>	<b>Bonnie Russo</b> 201-362-5513; br1161@aol.com <b>Sue Cashmore</b> 414-303-3582; suecashmore72@gmail.com
<b>FINANCE ( BB )</b>	<b>Marie Henry</b> 941-484-8205; henry0175@verizon.net	<b>SECURITY &amp; PATROL ( TM )</b>	<b>Richie Kakos</b> 941-485-1620; richkakos@hotmail.com
<b>GATEHOUSE ( TM )</b>	<b>Richie Kakos</b> 941-485-1620; richkakos@hotmail.com	<b>SOCIAL ( PS )</b>	<b>Sharon Greene</b> 817-456-1551; sharongreeneff@gmail.com
<b>GATES ( TM )</b>	<b>Richie Kakos</b> 941-485-1620; richkakos@hotmail.com	<b>TECHNOLOGY ( TM )</b>	<b>Rob Diekroger</b> 516-527-0144; robert.diekroger@minigraphics.net
<b>GENERAL MAINTENANCE ( RB )</b>	<b>Bob Beckman</b> 419 236-1346; ribeckmann@outlook.com	<b>TENNIS ( JD )</b>	<b>Jerry Freischlag</b> 941-412-3989; docfreisch@aol.com
<b>INSURANCE ( JF )</b>	<b>Joe Frustaci</b> 207-409-6755; JoeFru@yahoo.com	<b>UNDERGROUND ( JF )</b>	<b>Joe Frustaci</b> 207-409-6755; JoeFru@yahoo.com
<b>IRRIGATION ( SD )</b>	<b>Shirley Dodson</b> 941-484-7053; dodsonsh@gmail.com	<b>WELCOME TEAM ( SD )</b>	<b>Pam Brown</b> 508-360-3586; pdowbrown@gmail.com

# THE INLETS CALENDAR

## February

## 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
26	27	28	29	30	31	01	
02	03	04	05	06 Clubhouse CM: 9 AM	07 Pond CM: 1 PM	08	
09	10	11	12 Landscape / Irrig. CM: 1 PM Wine on Wednesday: 5:30 PM	13 Social CM: 10:30 AM Texas Hold' Em: 5.30 PM	14	15	
16 Strawberry Shortcake Social: 3 PM	17	18	19	20 Board meeting: 9 AM	21	22 Private party: 1 - 5 PM	
23	24	25	26	27	28	01	
02	03	<b>Notes:</b>					
							<i>Abbreviations</i> : 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.

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