

The Inlets

May 2025

Website: www.theinlets-nokomis.com/



BOARD OF DIRECTORS MEETING

May 15, 2025

BOARD DIRECTORS PRESENT: *Bill Brown, John Dexter, Shirley Dodson, Tom Mattmuller and, attending virtually, Bob Beckmann & Joe Frustaci.*

Bill Brown made a motion to amend the agenda to include a Motion to approve the Inlets Official Records Access Policy. Approved 6-0

PRESIDENT'S MESSAGE *by John Dexter:*

It's May and we are transitioning into summer in Florida. It's getting noticeably quieter in The Inlets as the snowbirds leave us for the season. It has been estimated that about 60% of our residents leave during the summer, and as with previous years, we will not be holding board meetings in June, July or August. Special board meetings can be held if the need arises. Thanks to everyone who sponsored activities in April, including the Cinco De Mayo pool side party, and the creative, decorative painted stones. The monthly mixers and other activities will continue through the summer; so please plan to attend.

There is no news on the Mr. Harkness complaint which was filed several weeks ago and is apparently still under review. We still have not been formally notified that a complaint was filed. To date we have spent about \$8,000 legal fees responding to his numerous emails and we still remain confident that we will prevail.

We have a vacancy on the board which we need to fill. We have talked to a couple of possible candidates, but as yet have no volunteers. So, please consider offering to join us. Contact a board member for more information if you are interested. We would like to have the position filled by the September board meeting.

We will resume business as usual in September. Enjoy the summer wherever you will be.

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

MOTIONS:

- To spend an amount not to exceed \$1,700.00 for materials to rebuild the Bocce Ball court with labor from volunteers. Approved 6-0.
- To have A & K Enterprises make repairs to pool furniture in the amount of \$1,200.00. Approved 6-0

- To replace the windscreen of the sports courts at an amount not to exceed \$200. Approved 4-2. Joe Frustaci and Bob Beckman voting “No”
- To add an Activity in The Inlets titled “Beer Tasting” to be held in the main room of the clubhouse. Approved 6-0.
- To approve the Inlets “Official Records Access Policy” for The Inlets Common Facilities Corporation and the Inlets Condominium Association, in accordance with Section 718.111(12) of the Florida Statutes. Approved 6-0.
- To cancel the board meetings for June, July and August. Approved 6-0.

CORRESPONDENCE: Received from Randall Harkness & Rick Arena.

COMMITTEES:

- Jim Fisher gave an Irrigation update: Since our new Irrigation Company started at the end of February, they have worked in The Inlets for a total of 16 days. In that time, they have completed 72 requests from residents, made 5 major pipe repairs, rewired 10 residents’ irrigation systems and replaced 3 valves. They have also completed inspections and repairs to 1/3 of the homes and completed 7 private jobs for residents. Great progress in a short time.
- Shirley Dodson reminded residents that they have to fill out a form to get repairs done.
- Bill Brown reminded Directors and Committee Chairs that they must submit requests for funds for the 2026 Budget to Bill Brown before the end of June.

COMMITTEE NEWS

FINANCES by Bill Brown:

1. Common Facilities:

As of the end of April 2025, the operating expenses for the *Common Facilities* are \$9,127 over budget for the month.

Total cash in the *Common Facilities* operating account is \$206,400

Total cash in the reserve account is \$903,484 of which \$168,970 is in CD’s

There were no expenditures from the Reserve Accounts during April 2025.

2. Condominium Association:

As of the end of April 2025, the combined expenses for the *Condominium Association* are \$4,584 under budget for the month.

Total cash in the *Condominium* accounts is \$284,057 with \$312,048 in prepaid insurance and \$329,072 in restricted funds.

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

ROADS & BRIDGE by Bob Beckman:

1. Roads

- In early 2020 an in-depth study of the roads was done. The study resulted in the rejuvenation /sealing of the asphalt pavement in the summer of 2020.

With this work the asphalt should last approximately eight more years. Reserves were set and planned for this at \$ 515,000.00.

- On April 8, 2025, *Resource Pavement Group* (this company offers sealing of asphalt and milling/repavement of asphalt) were at The Inlets and looked at all the roads/parking lot.

Their observations and comments:

- Most of the cracks are cosmetic defects. There are no potholes, and the asphalt is not broken up.
- The base is in good shape.
- The asphalt is nearing the end of useful life. Any further sealing is a waste of money in their opinion.
- The plan to mill and repave in 2028 is reasonable. It should be ok.
- Their price at this time is \$ 520,000.00. For five years into the eight-year plan is in the ballpark.

2. Bridge

Karins Engineering did a bridge inspection and report March 31, 2022. In this report, the bridge is in good shape and their opinion is that the future service life is 30 to 35 years.

As a follow-up to this inspection contact, with *James Stock* with *American Citadel Engineering*. He also is *Sarasota County Bridge Engineer*. He made a presentation to The Inlets residents on January 18, 2023. He commented on *Karins Engineering* report:

- With a GOOD rating and the condition off the bridge at that time the life may exceed the 30-35 years.
- At the time of the repaving, have the asphalt milled off the bridge. Have an engineer inspect the top of the beams and the complete structure.
- To wait five years for this inspection is reasonable.
- James Stock in a personal email to me. I will quote " It's very impressive that your group has been so proactive." This statement is about the people that attended his presentation and participated.

This committee does not have a lot of meetings but keeps an eye on these important infrastructures.

SOCIAL by *Sharon Greene:*

April 6 was the *7th Annual Arts and Crafts Show & Bake Sale* with Linda Lee, as Coordinator.

Eight creative vendors participated: Cindy DeMarco, Heidi Gaudry, Nancy Sincoski, Sharon Greene, Sandra Cabral, Linda Craig, Jane Griswald and Linda Lee. Hosts of the bake goods table were Marti Ness and Doris Dexter. The amazing coffee bar and bistro was hosted by Nadege Bettini. Heidi Gaudry and her talented pastel groups work was on display for all to enjoy. Security was covered by Pat DeMarco and Dennis Backens. A huge thanks to everyone who participated and supported the event to benefit the Inlets Common Facility for the clubhouse.

The Cinco de Mayo party was held on May 4th. Everyone enjoyed the margaritas, games and delicious Mexican food. The event was held around the pool and a good time was had by all the attendees.

Linda Lee did an outstanding job coordinating the two events. .

Upcoming planned activities include:

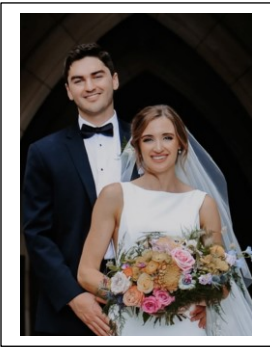
- Monthly Mixers
- Halloween Party
- Veterans Day
- Charity Dance
- Caring & Giving Thanks Mixer
- Christmas Parade
- Cookie Exchange
- Venice Musicale

The next Social Committee meeting will be held on September 11, 2025 at 10:30am. Everyone is invited and new ideas are welcomed.

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

We have eight homes currently listed for sale.
Two homes closed in the last several weeks.

Houston & Emma Brice (# 18): Brice is a dentist and Emma is an elementary school music teacher. They love pickleball, pool days and everything outdoors. After being married in 2023, they rented for 2 years in Nokomis just before coming to The Inlets. Prior to Florida, they lived in Rosell, GA. Both couldn't be happier to have found our community.



Bruce & Gabi Charity (# 93): Bruce is a retired tennis coach from Long Island and spent 20 years in Europe before moving back to the US. Moving with Bruce to Sarasota, Gabi is co-owner and broker of a real estate brokerage firm, currently working on a somewhat reduced level. They look forward to yoga and getting involved once they are settled in.



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*

(May 10, 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
687,900	75	Yes	3	2	2	Lake View	No	Krista Scarlett	Owner	603 470 9269
529,000	3	Yes	2	2	1	Lake View	No	Mitch Roberts	Paradise Realty of Venice	941 800 7959
524,900	217*	Yes	3	2	2	Pool View	No	Danielle Dietrich	Coldwell Banker	603 767 9166
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	jzca2pa@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 tibb4@aol.com or 941 350 1832

June

2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
01	02	03	04	05	06	07
08	09	10	11 Landscape CM: 1 pm Wine on Wednesday: 5.30 pm	12	13 Father's day mixer: 5.30 pm	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	01	02	03	04	05
06	07	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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