INLET BEACH CLUB

MANAGER REPORT

FEBRUARY 26TH, 2016

The west side of the exit driveway gate was damaged by heavy winds. The operator mounting bracket that broke was removed by Carpenter Security and taken to a welder to be re welded then brought back and re installed on the gate.

A-1 fire performed the fire alarm inspection. There were some items that need to be corrected. A proposal for repairs has been forwarded to the Board of Directors for review.

Palm Beach County Fire Rescue performed an inspection at the IBC property. They noted the necessary repairs to the alarm system and gave us (2) fire code violations as well.

1. remove all storage from electrical rooms

2. remove all storage from underneath stairwells (including bicycles/racks)

A-1 Fire performed the fire sprinkler system inspections in the garages. There are items to be corrected. I am waiting on a proposal for the work.

The Dryer Guys have completed the dryer vent cleaning of all units. Certification is filed in the office.

It was brought up that we may consider a maintenance program for the exercise room equipment. Such a program is available. My findings will be shared with the Board of Directors to consider.

Proposals to increase the size of the BBQ area with pavers has been forwarded to the Landscape Committee for review.

Deposit for the exercise room sliders has been received by Royal Palm Aluminum. It is expected to take about 4 weeks for the materials to arrive at which point installation will be scheduled.

A proposal to prune the Live Oak trees has been forwarded to the Landscape Committee for review.

The proposed repairs to the 140 roof have been completed by Best Roofing. Going forward we have a maintenance program in place which will cover all leaks in the 140 building.

After two moisture surveys have been completed on the 120 roof it has been determined by Best Roofing that the roof must be replaced. They cannot do repairs on the roof as there is too much water/moisture underneath the top layer of the roof. A proposal for re roof and both moisture surveys of the 120 building have been forwarded to the Board of Directors for review. A credit is due back to IBC for deposit made for proposed repairs to the 120 building that they cannot perform due to the moisture surveys.

The approved landscaping work has been completed by World Class Landscape and Design.

The new "POOL RULES" signs arrived this week. Jose will install them in the pool enclosure.