



VIEW OF SUNSET FROM THE WALKWAY BY "OLD GLORY"

Inlet Beach Club Newsletter

Spring 2019

President's Message

As usual, this is a combined message from the President, the Treasurer and the Property Manager for the past quarter.

IBC wrapped up the "full occupation" season in late April/early May following a wonderful winter season filled with many communal activities. More later about these activities, but they included the St. Patrick's Day Parade, the End of the Season dinner Party and the Breakfast with the Boats following the West Palm Boat Show.

From the property side, we continue to see progress with our new landscaper Magland, but we have been informed that we may have lost our on-site representative, John. This is an issue that gives us a concern and that we are addressing with Magland. In early May, we employed Only Trees to do our major tree trimming around the property. As evidenced below, they have done the major trimming of our Live Oaks. Following are photos of the before and after of the trimming efforts. In addition, Only Trees has provided information on the condition of the Sylvester Palm located just outside of the community room. A few owners have expressed concerns on the appearance of this tree. Following is a report from Teri, our arborist from Only Trees, "The pieces that we see falling off are dead frond butts. Although

it doesn't always happen on these trees, it is normal. The butts dry out and fall off. It can sometimes be associated with how the tree is pruned. If the trimmer takes off green palm fronds (not recommended) this can happen. When pruned, we should only take off the palm fronds that are brown and already dead. Taking of green fronds is commonly done because it gives the tree a more groomed look but is not the proper technique." We will be following up on this issue. Here are a couple of before and after photos of the Live Oaks: Before view



The left side of the tree hangs down directly over where we have parking. The full growth also exposes the tree to the hurricane winds that might be experienced later this summer period. The trimming thinned the tree out and removed much of the overhang.

After view:



The after view shows a much thinned out tree. This was true of both large live oak trees.

In April, Comcast returned to bury the cable feed that had been running along the south side of the pool property. See the trench below that they dug by the east walkway gate for the purpose of burying the cable.



Unfortunately, it was reported that Comcast had to come back and bury another cable as that one created some technical issues with our service.

Regarding the IBC finances, we continue to track well through the first five months of 2019. One piece of very good news we received regarding our overall 2019 budget related to our IBC insurance costs, one of our major line items. In the approved 2019 budget, we projected an increase of 11.7% in our overall insurance costs (excluding flood) but following successful negotiations by our broker, our actual cost increases will be coming in at 1.4%. More significantly, the flood insurance premium decreased even with the damages caused by 2018 hurricanes around the state. So, all in all, we are pleased with our progress to date on both the operating and reserve budgets, notwithstanding the Boards' efforts to work on the concrete surfaces later this summer. (See later discussions on upcoming projects).

It was a good season at IBC, and we are looking forward to a busy but productive summer.

St. Patrick's Day at the IBC

Once again, through the generosity of the Silverstein's, IBC was represented in the Palm Beach Shores St. Patrick's Day Parade. Their shiny red convertible was driven by Bruce Mc with Sue Mc, Mary C and Joan B-G tossing out candy around the town.



Our parade car was received very well by the folks lining the street in front of 120 and 140 Inlet Way.



End of Season Party

The following weekend, the IBC celebrated the end of the season with a late afternoon patio dinner. It was a bright sunny afternoon when folks began to assemble, and the weather cooperated throughout the evening. Drinks around the community room -



and on the inlet bank kicked things off.



The standard hamburger/hotdog fare was prepared and served by our usual retinue of grillers and helpers. The food was enjoyed by all.



Breakfast with the Boats



This year, following the Palm Beach International Boat show, IBC again celebrated with our Breakfast with the Boats event. Bud and Sally Henderson along with many others helped put this event on with either food and drink preparation or clean-up. Weather cooperated with bright sunshine. The boats cooperated too with many passing by on their outward-bound journey during the morning.



Concrete Efforts

As noted in the "Special IBC Newsletter" issued in early April, the Board is investigating solutions to our concrete surface issues here at IBC. While nothing seems to move as fast as we would like it, the Board has now contracted with an engineering firm to assess our situation. Bunker Engineering and Construction Services, Inc of Lake Worth has been hired to perform this effort. They will focus on several major areas of concern that the Board has presented; the ground floor patio surfaces, the building stucco surfaces, the north side walkways and breezeways and the settlement of several ground floor patio corners. Once they have completed their investigatory work the Board will be presented with various options on each of the areas of focus.

This contract was just issued following the May Board meeting, so work is just beginning. More information will be forthcoming in future months. AS A REMINDER, THERE IS A LIKELIHOOD THAT THIS WILL RESULT IN A SPECIAL ASSESSMENT IN THE COMING MONTHS depending upon final Board decisions on the path forward. Unfortunately, the underlying issues go back to the original building construction.

Community Room Update

In the Special IBC Newsletter issued in April, the community room was also discussed. Following that informal voting process, the Board approved moving ahead with obtaining updated architectural drawing for the proposed changes. At present, the architect is working on those plans.

Once those plans are received, the Board and the Community Room Committee will review the drawings, as presented. Any changes would be finalized at that time.

Remember that the changes that are being suggested are not an approved project. A formal vote to make any changes will require a 75% favorable outcome. It is expected that the Board would use the finalized architectural drawings to obtain pricing from qualified contractors such that IBC would be fully aware of the costs associated with such a project prior to any formal voting taking place.

It is hoped that finalized drawings and project pricing is available late in 2019 such

that the formal voting process could take place in early 2020. If approved at that time, work would take place during the summer of 2020.

The Board of Director's has no opinion as to whether this project should be undertaken. It is only facilitating the process on behalf of all owners to ensure that our governing documents are followed.

Other Summer Projects

The Board is working with Scott, our Property Manager, to assess the condition of our parking lot blacktop surface. There is a concern that if certain areas of the parking and driving surfaces are not addressed soon, we will experience major failures and increased expenses to rectify the situation.

The blacktop areas have an associated Reserve Category and funding for such work would be available from that source without any special assessment.

Once again, an update on painting issues is necessary. At IBC over the past couple of years, almost everything that could be painted has been painted. There are a couple of exceptions that needed to be addressed to finalize this effort. The Board has approved the issuance of a contract to Beachfront Painting and Waterproofing of Lake Park to electrostatically paint our auto ingress and egress gates as well as all four walk through gates (the two adjacent to the auto gates and the two on the Inlet side walkway). Included in the contract are also the two pool gates and the welded repair of the 6' gate on the east pool entrance. That will leave only the pool fencing itself for a future effort.

Finally, just a couple of additional items for your awareness. The Board is continuing to investigate the use of security cameras to monitor our property. The primary focus would be on the entrance and exit gates, but other considerations might include the pool area and the inlet walkway side of the property. The Board has received a couple of quotes for this service but has yet to make any final decision. IBC experienced damage to our exit gate that cost over \$2500 to repair but was unable to identify the car that caused the damage. Hoping to avoid this in the future.

In another attempt to minimize our expenses over time, IBC will be removing the pool heater and storing it in one of the garages over the summer. It is hoped that this will reduce wear and tear due to the salt air and extend the life of the heater.

A reminder Message from the Sunshine Club:

At Inlet Beach Club we strive to promote friendship and communication among our owners. To this end, please inform Sally Henderson if you know of anybody who might enjoy receiving a card to let them know that we are thinking of them. It is more difficult during the summer months to be aware of needs, and so we need your help. If you know of an owner, family member, or friend of IBC who may be in the hospital, ill at home, or in need of a sympathy card, please contact Sally Henderson at the phone number or email listed below, and include the person's name, mailing address, their situation, and their connection to IBC. She will send an appropriate card to them. Thank you.

sallyhe08@gmail.com

419-544-0471

Town Updates

Our President, Floyd Trosper, was on-site for much of May and was able to scope out some new developments by our next-door neighbor, Ocean 18 Condominiums. Due to their underground garage flooding, they have obtained permission from the Town of Palm Beach Shores to erect a permanent concrete wall on the southern and eastern sides of their property. Here are a couple of photos of the work in progress:



This is their southern wall behind the existing hedge. It appears they will be removing their black fencing to make this replacement.



We have also learned your newsletter editor's favorite "Coconut Holiday display" house has been torn down. Last Christmas was the final display before the departure of the owners of that property. It had remained vacant this past season and has now fallen to the construction ball. It is a sad passing and as always, a sign of the changing times. We are guessing the small house will be replaced by a "McMansion" on the waterfront.

Mayor Koutzen has provided an update, as of late May, on the undergrounding project. It appears to be ahead of schedule. It is predicted that our transformers will be installed by the 4th of July and the service conversions occurring over the rest of that month. Final site restoration will take place by the middle of August. Let's hope that this schedule can be met.

IBC Owner Activities R & R's

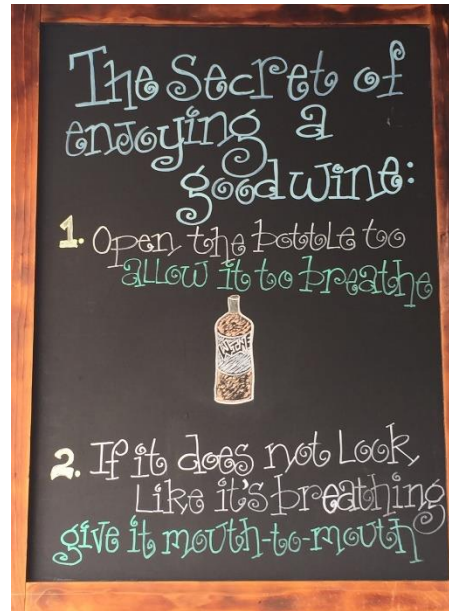
In May 2019, Scott issued to all owners, a copy of our proposed Contractor Rules & Regulations. As we have had many units under construction this summer, it appears that owners have taken these proposed rules to heart. So far, Scott has been able to meet and work with each of the owners' contractors. Hopefully, this successful effort will continue. In the meantime, the Board continues to work with our outside legal counsel to update the document such that it can be finally adopted as an approved set of rules and regulations. It is hoped that when finalized, the document will provide guidance to all owners to facilitate keeping our place in tip top appearance while minimizing our project impacts on adjacent owners.

Observations

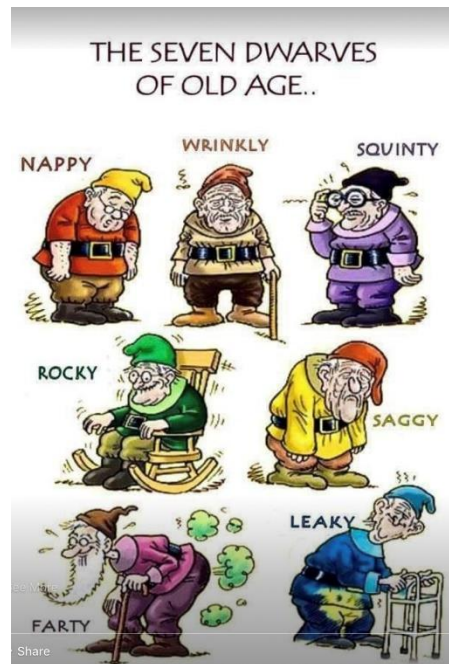


For those night owls, it was nice to be up at 2:30 a.m. to watch one of the SpaceX launches. The launches can clearly be seen from the front 3rd floor walkway of IBC, as long as they do not construct 6 story buildings across the street heaven forbid.

For the wine drinkers out there, some first aid advice from your editor:



And for all of us, especially the men,



Final thoughts from the Board:

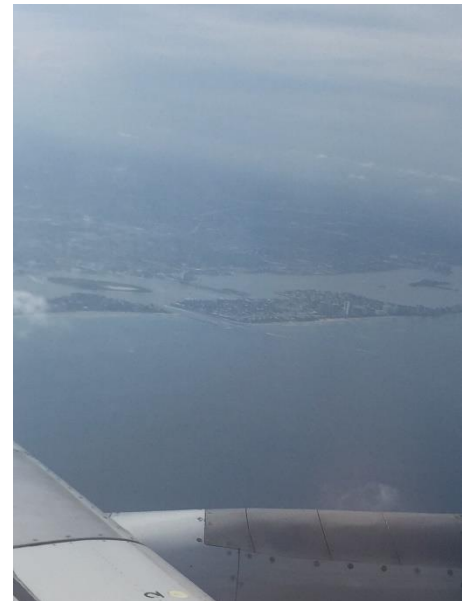
It was a very good season at IBC and much was accomplished in our "neighborhood". The social atmosphere continues to be strong with much camaraderie. The property continues to be well maintained but

challenges are on the near-term horizon. Your Board is working to tackle a significant issue related to the concrete surfaces and this is likely to add costs to our ownership. The goal is to stay ahead of these issues rather than play catch-up. We will also have the challenge of conducting an owner vote, early next year, on the proposed changes to the "Common Elements" of the Community Room.

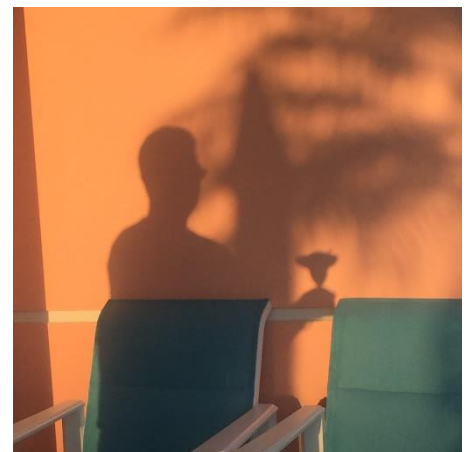
Thanks to all who contribute so much to our community.

Parting shot:

So long IBC, it was nice seeing you this past season. (Palm Beach Inlet from the plane). I'll miss you.:



The End from your Editor:



Board
wants
to
thank
all of
the



While we continue to attempt to work with Florida Power & Light on options for our parking lot lighting, Jose has also done extensive repairing of the light stanchions saving us significant dollars. Hopefully, we will find that FPL has an alternative that might work for us but in the meantime, the work Jose has done should hold us. (See photo)



Finances continue to track at the budget target levels through the second quarter and early summer July reporting period. There have been no major surprises in expenses for IBC.

Significant accomplishments were achieved in working with Comcast to re-negotiate our tv contract for IBC. There is a separate article in the Newsletter regarding the details of the Comcast contract.

Finally, although every owner has had separate communication on this issue, the

owners who were responsive to the Proxy vote request on the combination of the 312/313 Units. Subsequent to the 140 building membership vote, the Board also took favorable action on the request by Jack Schoone.

Update on Comcast

Regarding our Comcast discussions, we have some good news and some bad news, first the bad news. Despite various attempts to negotiate bulk internet services with Comcast, we have been totally unsuccessful to arrive at any accommodation other than continuing to have individual owners' contract for services directly with Comcast. We have also tried unsuccessfully to find an alternative supplier of bulk internet services. Given our lack of success in this area, all owners will continue to be on their own to arrange for internet services in the coming year.

There is also a very strong belief that internet services have the best opportunity to have technological advances over the coming years. Not committing to a longer-term contract with Comcast gives IBC the flexibility to adjust to those technology changes in the future.

Now the good news, we have negotiated a new television contract with Comcast that will save money for both IBC on the bulk contract basis and our condo owners on their individual unit costs. Our previous contract had a 10-year term that was to expire in 2020 at rates of \$48.00/unit with an inflation of 7% per year. With no action by IBC, that contract would have rolled over for an additional 10-year term in 2020.



St. Patrick's Day

Since my election, I have been working with the staff to improve our FEMA CRS Flood Rating. As with everything associated with FEMA, it has taken awhile but we have successfully improved our rating to 7 on a 10 point scale. This means that our residents will receive a 15% discount in their flood insurance going forward. We will continue to work to improve the rating to deliver more savings to those who buy flood insurance for their homes, condominiums, co-ops and businesses.

After a year off, The Town of Palm Beach Shores reinstated the St. Patrick's Day Parade event. It was a beautiful morning for a parade. IBCers lined Inlet Way in front of our two buildings. In addition, thanks to Dave Spokley, IBC participated in the parade by having Susan Kingcade drive his old Mustang with passengers Joan Spokley, Heide Schmollinger and Ellie McDaniel. In addition to the IBC crew in the parade, we were also represented by Georgette Kauhane as president of the Seaside organization. She showered IBCers along the way.

Following the parade, everyone headed to the Palm Beach Shores Community Center where the Town provided an afternoon of hotdogs and hamburgers. Many of the revelers ended up at the Tiki Bar at the Best Western next door.

Even the neighbor on Lake Drive got into the act with the decorated coconut display. We look forward every holiday to see what they come up with.

In addition to the IBC crew in the parade, we were also represented by Georgette Kauhane as president of the Seaside organization. She showered the IBCers along Inlet Way.



Communications Committee Update

The Communications Committee (Joan Bancroft-Grody, Bud Henderson and Mary Carlson), in concert with the Board of Directors, has been diligently investigating the options available for IBC internet

service that includes the HD boxes at no charge. This offering will cover the two remaining years of the current contract plus five additional years. This enhanced offering will cover at least two HD boxes per unit at IBC.

Projected savings from this offering is over \$4,500 by the end of the current contract.

Reminder to dog Owners:

This is just a friendly reminder to all of our dog owners. Please do not use the trash receptacles located in the grill area for depositing your dogs' deposits. After a while in the Florida sun, the aroma from the trash bins begins to permeate the local air. The aroma tends to ruin the grilling experience

services. Unfortunately, they have concluded that there is no good option, yet, for community wide internet services. This is a rapidly changing technology and rather than tie in to old technology and pricing, even Comcast recommended not using their bulk internet.

However, through this process, the Committee found that Comcast was willing to offer upgraded tv service at reduced pricing. Our current, low end, tv package has two remaining years but Comcast offered an HD package with enhanced channels and HD

Comcast will offer pricing breaks if you already have your HD boxes. Otherwise, owners will need to trade in your boxes at your next visit.

IBC Building wiring remains an issue to be solved if you have unit problems with the Comcast services. They will often work with the owner to resolve unit issues.

A huge thanks to Joan for all of her efforts on this.

for the grillers and those just having a drink at one of the picnic tables.

Activities Update

The past season was filled with many of our "Fun Fund" events. Floyd Trosper continues to fulfill the dual role of President of IBC as well as the commissioner of the Fun Fund activities.

Key among those activities the past couple of months following the Super Bowl activities were the Breakfast with the Boats, the NCAA Basketball Pool and the end of the Year Party.



Bud and Sally Henderson volunteered to co-chair the Breakfast and with the support of many others, pulled off a wonderful morning on our lawn.

This year had great weather once again and actually had a better boat parade than last year. We were all envious of the actual boaters.

The NCAA BB pool was very different this year. There were so many upsets early. The big winner was Joe Michelli. Other winners include:

The season ended with a bang with the End of the Year Party. This year, Patty and Gary Weleski came up with the idea of live music.



We started the evening outside with the Silversteins' authorizing us to use their patio for the artist.

New Owner information:

In late May, Jack Schoone closed on the purchase of both Unit 312 and 313. Jack is currently a resident of IBIS but as he completes work on his units at IBC plans to be a full time resident of our community. Jack is a native of Canada and following a career in broadcasting on the radio and owning radio stations in Canada was named to membership in the CAB Broadcast Hall of Fame.

HEADING 4



Add Sidebar Content

Adding content into a column to create a sidebar is no different from adding text. As noted earlier in this template, apply the styles provided for headings, sidebar text, and even pictures to align them quickly and easily.

FAST FACTS

68%

Learn about these “thermometer charts” in the article at

Formatting Tips

by [Article Author]

right.

42%

Cras ut blandit diam. Suspendis quis urna semper aliquam.

FOR MORE INFORMATION

Abico eum, ille et, conventio obruo duis ullamcorper ut, neo demoveo. Vel reprobo:

HEADING 5
Contact Info

This placeholder article provides the following tips: *Caption 2 style is used to add picture captions. Captions are in the same style as the text.*

- Creating “thermometer charts” using tables, as shown at left.
- Setting up multipage articles.
- Wrapping text around images
- Adding article titles and bylines

Creating the sidebar thermometer charts

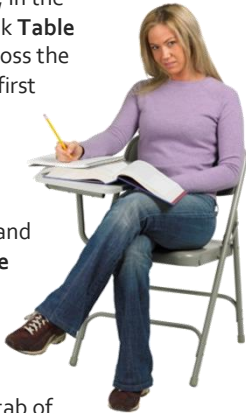
When you work in Word 2010 (or PowerPoint 2010), you have the full power of Excel 2010

charts (provided that Excel is installed on your computer). Insert a chart in Word from the **Insert** tab, in the **Illustrations** group. Charts are easy to create and use and automatically coordinate with your active document theme.

However, notice in the sidebar at left that the “thermometer charts” were created using single-row Word tables. This is because they automatically fit the tight space without having to remove any chart elements. And you might be surprised to learn that it’s easy to make them essentially mathematically accurate.

To use a table as a thermometer chart, do the following:

1. On the **Insert** tab, in the **Tables** group, click **Table** and then drag across the grid to select the first two cells in the first row. Click to insert a two-cell, one-row table.
2. Click in the table and then, on the **Table Tools Layout** tab, in the **Table** group, click **Properties**.
3. On the **Columns** tab of the **Table Properties** dialog box, change the **Measure In** setting to **Percentage**. You can then set the percentage to up to one decimal point in accuracy.



Sidebar Setup

The sidebars in this template use simple, single-row tables for the gray-shaded headings and thermometer charts shown below for easy alignment.



next. So, when you want an article to continue on the next page, just keep typing.

In the case of this placeholder article, it is separated into two placeholder content controls (one on this page and another that starts at the top of the following page) just so that you can still see the layout of the following page while you begin adding your own text on this page. As mentioned on the first page of this template, remember that it might look like the layout is skewed when you replace a long piece of placeholder text by starting to type your own, but it is not. As you add your content, the layout that follows will move down automatically and back into position.

To remove the second placeholder control that starts immediately following this one, just select it and then press any key. You can then continue typing from this page and your text will automatically flow onto the next.

Wrap text around images

The photos in this article that are angled with white borders are “floating” images. That is, they are setup for text to wrap around them—which is why they can span multiple columns in a three-column section. Additionally, as mentioned earlier, the photo of the young woman in the body of this article is set to wrap text so that text will flow around the image as you add your own text.

To select text wrap settings, start by selecting the image and then do the following:

Notice the image of the young woman that’s within a text column on the preceding page. The background has been removed from that image to allow text to wrap directly around the subject.

Office 2010 introduced several new and improved picture formatting tools in Word, PowerPoint, and Excel. Among those is the

1. On the **Picture Tools Format** tab, in the **Arrange** group, click **Wrap Text** and then select either **Square**, **Tight**, or **Top and Bottom**—depending on how you want the text to wrap.

You might be happy with the default behavior as soon as you do this. Otherwise, continue to step two for customization options.

2. To set a specific position or control behavior (such as whether or not the image moves with text), on the **Picture Tools Format** tab, in the **Arrange** group, click **Position** and then click **More Layout Options**.
- On the **Text Wrapping** tab of the **Layout** dialog box, you can set a specific distance from the image for text to wrap and control whether text can wrap on both sides, one side only, or just above and below the image.
 - On the **Position** tab of that dialog box, you can set a specific position for the

because text can wrap around a text box just like it can around a picture. Similarly, the orange divider bars that you see on pages containing more than one article are shapes set to wrap text. So, these text boxes and shapes can easily span multiple columns without having to insert a section break or change the number of columns for just that portion of the page.

When you select a text box or a shape, on the **Drawing Tools Format** tab, in the **Arrange** group, you have the same settings for text wrapping and positioning that are described above for wrapping text around pictures.

Note that, because text is set to wrap around the orange divider bars, your article might appear to slip below or above a bar, depending upon length. To adjust the position of a divider bar shape to accommodate the length of your articles, just select the shape and then use the up and down arrow keys on your keyboard to nudge it to the proper position.

image on the page and select or clear the option to allow the picture to move with text.

Adding article titles, bylines, and dividers

The article titles and bylines for this newsletter are created in text boxes. This is Remove Background tool that you can use to remove backgrounds from your own images, similar to the sample image on the preceding page.

To do this in Word, first insert your image into the document (on the **Insert** tab, click **Picture**), and then select it. Then, on the **Picture Tools Format** tab, in the **Adjust** group, click **Remove Background**.

The Remove Background feature automatically displays what it believes to be the central subject of the image. However, it’s easy to adjust this if the immediate result is not what you need.

On the **Background Removal** tab, click **Mark Areas to Keep** or **Mark Areas to Remove**



and then drag your mouse pointer in a line across the portion of the image you want to add or remove. When you are finished making adjustments, click **Keep Changes**.

FOR MORE INFORMATION

Abico eum, ille et, conventio obruo dui
ullamcorper ut, neo demoveo. Vel reprobo:

HEADING 5
Contact Info



Remove Image Backgrounds

by [Article Author]

Title Lorem Ipsum Dolor

by [Article Author]

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nullam sed luctus tellus. Pellentesque in dolor sapien, vitae dictum massa. Donec nunc velit, pretium eu pellentesque eget, mollis vel arcu.

Etiam et mauris ac augue porttitor pretium. Suspendisse vel purus nec erat pellentesque commodo. Aliquam tempus aliquam mauris vel dapibus. Nullam at metus erat, in convallis massa. Aliquam erat volutpat. Praesent ultrices odio in elit fringilla id rutrum mi mattis.

Phasellus sagittis tempus massa, a tempor libero condimentum eu. Morbi ut nisi ante. Duis purus eros, aliquam eu cursus tincidunt, feugiat vitae magna. Etiam sodales consequat nibh, eget rhoncus metus convallis et. Morbi rutrum mollis facilisis. Aenean faucibus sapien erat, eu pharetra arcu.

Phasellus sagittis tempus massa, a tempor libero condimentum eu. Morbi ut nisi ante. Duis purus eros, aliquam eu cursus tincidunt, feugiat vitae magna. Nullam pellentesque, est at consectetur interdum, arcu dolor interdum. Nullam at metus erat, in convallis massa.

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nullam sed luctus tellus. Pellentesque in dolor sapien, vitae dictum massa. Donec nunc velit, pretium eu pellentesque eget, mollis vel arcu.

Etiam et mauris ac augue porttitor pretium. Suspendisse vel purus nec erat pellentesque commodo. Aliquam tempus aliquam mauris vel dapibus. Nullam at metus erat, in convallis massa. Aliquam erat volutpat. Praesent ultrices odio in elit fringilla id rutrum mi mattis.

Aenean vitae lorem dui. Morbi tempus lacinia nisi, vel scelerisque nibh facilisis id. Integer urna tortor, ullamcorper aliquet viverra non, mollis sed dolor.

Phasellus sagittis tempus massa, a tempor libero condimentum eu. Morbi ut nisi ante. Duis purus eros, aliquam eu cursus tincidunt, feugiat vitae magna. Etiam sodales consequat nibh, eget rhoncus metus convallis et. Morbi rutrum mollis facilisis.

Aenean faucibus sapien erat, eu pharetra arcu.

Phasellus sagittis tempus massa, a tempor libero condimentum eu. Morbi ut nisi ante. Duis purus eros, aliquam eu cursus tincidunt, feugiat vitae magna. Nullam pellentesque, est at consectetur interdum, arcu dolor interdum. Nullam at metus erat, in convallis massa.

Nullam at metus erat, in convallis massa. Aliquam erat volutpat. Praesent ultrices odio in elit fringilla id rutrum mi mattis.

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nullam sed luctus tellus. Pellentesque in dolor sapien, vitae dictum massa. Donec nunc velit, pretium eu pellentesque eget, mollis vel arcu.

Etiam et mauris ac augue porttitor pretium. Suspendisse vel purus nec erat pellentesque commodo. Aliquam tempus aliquam mauris vel dapibus. Nullam at metus erat, in convallis massa. Aliquam erat volutpat. Praesent ultrices odio in elit fringilla id rutrum mi mattis.

Aenean vitae lorem dui. Morbi tempus lacinia nisi, vel scelerisque nibh facilisis id. Integer urna tortor, ullamcorper aliquet viverra non, mollis sed dolor.

Phasellus sagittis tempus massa, a tempor libero condimentum eu. Morbi ut nisi ante. Duis purus eros, aliquam eu cursus tincidunt, feugiat vitae magna. Etiam sodales consequat nibh, eget rhoncus metus convallis et. Morbi rutrum mollis facilisis. Aenean faucibus sapien erat, eu pharetra arcu.

Etiam et mauris ac augue porttitor pretium. Suspendisse vel purus nec erat pellentesque commodo. Aliquam tempus aliquam mauris vel dapibus. Nullam at metus erat, in convallis massa. Aliquam erat volutpat. Praesent ultrices odio in elit fringilla id rutrum mi mattis.

Nullam at metus erat, in convallis massa. Aliquam erat volutpat. Praesent ultrices odio in elit fringilla id rutrum mi mattis. Aliquam tempus aliquam mauris vel dapibus.

AROUND TOWN



Lorem Ipsum

Nulla semper orci id leo adipiscing at pulvinar ante porta. In quis orci orci, sed pellentesque dui. Aliquam nec cursus augue. Sed est massa, ullamcorper vitae gravida ut. Curabitur pretium eleifend lectus, at faucibus lectus



Dolor Sit Amet

Nulla semper orci id leo adipiscing at pulvinar ante porta. In quis orci orci, sed pellentesque dui. Aliquam nec cursus augue. Sed est massa, ullamcorper vitae gravida ut. Curabitur pretium eleifend lectus, at faucibus lectus



Lorem Ipsum

Nulla semper orci id leo adipiscing at pulvinar ante porta. In quis orci orci, sed pellentesque dui. Aliquam nec cursus augue. Sed est massa, ullamcorper vitae gravida ut. Curabitur pretium eleifend lectus, at faucibus lectus

Title Lorem Ipsum

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Nullam sed luctus tellus. Pellentesque in dolor sapien, vitae dictum massa. Aenean vitae lorem dui. Morbi tempus lacinia nisi, vel scelerisque nibh facilisis id. Integer urna tortor, ullamcorper aliquet viverra non, mollis sed dolor.

Donec nunc velit, pretium eu pellentesque eget, mollis vel arcu.

Suspendisse vel purus nec erat pellentesque commodo. Aliquam tempus aliquam mauris vel dapibus. Nullam at metus erat, in convallis massa. Aliquam erat volutpat. Praesent ultrices odio in elit fringilla id rutrum mi mattis.

Duis purus eros, aliquam eu cursus tincidunt, feugiat vitae magna. Etiam sodales consequat nibh, eget rhoncus metus convallis et. Morbi rutrum mollis facilisis. Aenean faucibus

Morbi tempus lacinia nisi, vel scelerisque nibh facilisis id. Integer urna tortor, ullamcorper aliquet viverra non, mollis sed dolor. Etiam sodales consequat nibh, eget rhoncus metus convallis et.

Phasellus dignissim nulla at diam fermentum in sollicitudin sem condimentum. Pellentesque condimentum diam et sem rhoncus semper sed at libero. Aenean condimentum, lorem vel faucibus pellentesque, quam nunc lacinia augue, vel sagittis dolor ipsum vitae velit. Ut feugiat odio ac dolor iaculis consequat. Praesent sed lacus ante. Nullam pretium commodo libero, at congue sapien dignissim a. Cum sociis natoque penatibus et magnis dis parturient montes, nascetur ridiculus mus. In hac habitasse platea dictumst. Vestibulum ante ipsum primis in faucibus orci luctus et ultrices posuere cubilia Curae; Ut fermentum sem non metus faucibus blandit. Sed placerat bibendum fermentum.



Inlet
Beach
Club
Newsletter

[Street Address]
[City, ST ZIP Code]

[Addressee]
[Street Address]
[City, ST ZIP Code]