

# **Indian River Plantation Property Owners Association (IRPPOA)**

## **General Information**

**January 2020**

### **What is IRP POA?**

It is the Master Association for all the Condominiums, Time-share and the Resort Facilities comprising the Indian River Plantation development on Hutchinson island.

### **Who can belong to IRPPOA?**

All unit owners of Condominiums and the Time-share at IRP are automatically members of IRP POA.

### **What are the owners voting rights ?**

Yes, as outlined in the Declaration, each unit owner has one vote in the master association.

### **Exactly what property does IRPPOA own?**

The Ocean Front Beach Recreation Area, one dune cross areas and specific sections of roadways. Its principal property is the beach stretching from Stuart Beach, flanking it on the north, to the boundary with Dune Club, on the south.

### **How big is the beach?**

In length, it is more than 1000ft. In width, IRP owns from the ocean high-water mark up to the old Coastal Construction set back line. This line is located approximately in the center of the dune area. The Western side of the old Coastal Construction set back line is owned respectively by the properties located on the oceanfront.

### **How is the beach accessed from the various condominiums?**

IRP POA controls two beach access walkways. One is between Ocean House and Plantation House; the other is between Pelican and Plantation Beach Club.

### **Is it involved in the golf course?**

No, the golf course is owned, maintained and operated by the Resort.

### **What about the tennis courts. Are they IRP POA responsibility?**

No, the tennis courts are also owned, maintained and operated by the Resort.

### **So how do unit owners get to use the golf course and tennis courts?**

The Hotel has a Club which offers membership packages to unit owners who wish to play golf and/or tennis or become involved in the Club's social activities. The Marriott Hotel currently refers to this club as the "Ocean Club" and can provide further details of membership packages.

**How is security arranged at IRP?**

The IRP POA has an arrangement with the Martin County Sheriff's Office which provides security patrols on a pre-arranged schedule 7 days per week on behalf of the Condominiums and the Timeshare. Security issues can be reported by unit owners directly by telephone to the 911 emergency service. The Hotel has its own security service.

**Does IRP use surveillance cameras?**

Yes, surveillance cameras with vehicle tag-reading features are installed at the entrances to the IRP condominium developments at the Macarthur Blvd/Plantation Rd and Macarthur Blvd/Edgewater Drive intersections. These are used to monitor vehicular traffic ingressing and egressing the condominium areas.

**Are there surveillance cameras installed at each condominium?**

Each condominium may have camera operations as they see fit on their own property. Some Associations currently have camera operations, other do not.

**What about TV and internet?**

On behalf of the Condominium Associations and the Timeshare, the IRP POA has arranged for video TV and Internet services. A new 5 year contract with Comcast became operational on October 15, 2019.

**So, what is the Comcast deal?**

The final deal negotiated with Comcast includes *high definition* cable TV and *high-speed* internet (200 Mbps), Each owner is entitled to 2 HD boxes and 2 HD DTA devices. A modem is provided with the Internet Services.

**What if some owners don't want one or other of either cable or internet?**

IRPPOA conducted a survey of IRP unit owners in early 2019, which indicated overwhelming support for both cable and internet to be included in a new contract.

**How do we pay for TV and internet?**

Fees for these services are included in each Condominium Association's maintenance fees. The IRP POA bills the Condominium Associations on a quarterly basis for these services. Additional services may be ordered by individual owners from Comcast at the owner's expense.

**What about other services provided by IRP POA:**

The IRP POA bills the members of the IRP POA for Security Services, Cable and Internet Services and Irrigation Water. Each Condominium Association pays these dues on behalf of all members in their Association for all POA services on a prorated unit basis, except for irrigation which is based on metered water usage. The charges are billed to the Individual Association on a quarterly basis.

Each Condominium Association includes these POA dues in their annual maintenance fees each owner pays to their respective Condominium Association.

### **When is the Annual Membership Meeting?**

The Annual meeting of IRP POA occurs in March and provides information of current interest and the Election of Directors. Owners are encouraged to attend and, at these meetings, they have the opportunity to provide comments and ask questions about any aspect of IRP POA business.

### **When does the Board of Directors meet ?**

The Board of IRP POA meets on a monthly basis. These meetings are posted ahead of time and are open to all unit owners who are provided with the opportunity to comment and ask questions. Minutes of each meeting are posted on the IRP POA website.

### **What is the website address for IRPPOA?**

It is <http://www.irppoa.com/> You will need to make a login request to obtain an user name and password. Follow the instructions on the Login Request page.

### **Does the IRPPOA issue a newsletter?**

Yes, it is called the *IRP Newsletter* and is issued online two or three times a year. Go to the IRP POA website for the latest issues. If you have already registered as an owner on the IRP POA website, you will automatically receive the *IRP Newsletter* when it is published.

### **Is there a mailing list?**

Once you have registered as an owner on the website, you will receive all Bulletins published on matters of current interest as opportunities dictate. These Bulletins will help keep you updated on important events, including information on emergency situations such as impending tropical storms or hurricanes.

### **Does IRPPOA organize any social activities?**

Yes, the Social Committee is active in arranging various events. These are publicized through the website and by the Bulletins issued to owners registered on the website. They are also publicized through the Facebook Group “Indian River Plantation POA”.

### **What is the Facebook Group “Indian River Plantation POA” all about?**

To quote from their description <https://www.facebook.com/groups/403741749826153/about/>

*This group is for owners at Indian River Plantation on Hutchinson Island in Stuart, FL with the intention to increase communication, and provide a space for interchange of useful information, tips about the area, recommendations of any type, questions and answers, and an opportunity to disseminate useful information. We aim to build a true community! Editors will ensure we do not allow spam, negative comments, or people trying to sell unwanted goods. Regards to all new members!*

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT AND THE ASSOCIATION DOCUMENTS.**