

IRP Newsletter

September 2021

***Beach Cleanups
scheduled for 2021***

Ocean Club update

***IRP Crosswalk
discussions still
ongoing***

***IRP Speaker Series
to be held in 2022***

New Signage

***Interesting IRP
Statistics***

Save the dates: Beach Cleanups

We continue our monthly beach cleanups. **Scheduled Cleanups for the remainder of 2021 are:**

- **Saturday - September 25 at 9am**
- **Wednesday - October 13 at 9am**
- **Friday - November 19 at 9am**
- **Wednesday - December 15 at 4pm**

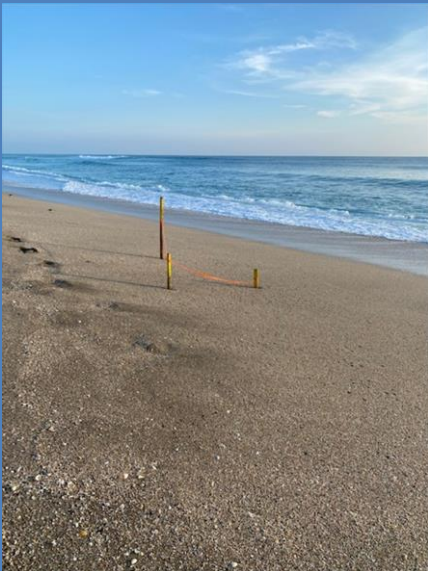
The POA supplies pickers, buckets and gloves. Please join us if you can!

Ocean Club

While the Ocean Club is *separate entity from the Indian River Plantation Property Owners Association* for which we have no control over its operation, we did want to share with IRP owners the following update from the Ocean Club:

Short Term Planned Capital Improvements include:

- Range upgrade
- Select cart path repair/patching
- Maintenance equipment
- Repair on-course bridges
- Improve on course restrooms
- Level select teeing areas
- Replenish bunker sand
- Replace tennis amenities (windscreens, furniture, coolers)
- Replace Point of Sale System with upgraded technology



The Ocean Club under new management advises “we are excited to share that in addition to our short-term projects we will be completing throughout 2022, plans are in motion for significant upgrades to the overall experience at The Ocean Club. The planned property transformation will touch many areas of the resort and Club including renovations to the restaurants, golf course, golf clubhouse, tennis, fitness, pool and more. We are looking forward to sharing specifics of these projects with you soon and more communication will be forthcoming as we finalize details”.

IRP Crosswalk

The IRP POA Board had been working with Columbia Sussex (then owner of the Marriott hotel and Sandpiper), Martin County Commissioner’s office and adjoining condominium associations to secure a new crosswalk at the McArthur and NE Plantation four-way intersection. The county, at the county’s expense, will install a crosswalk for pedestrians to gain access to the amenities on the south side of NE MacArthur Boulevard and the sidewalk connecting.

Given the recent hotel sale, the Board has been working to secure the necessary easement from the new owner. **We will continue to provide updates as merited.**

IRP Speaker Series

Zoom-based IRP Speakers Series was held again in the 2020/2021 season. We plan on rolling out another series in 2022 and will advise as to speakers and format which is fluid given the pandemic. Stay tuned for more!

If you would like to be a speaker, please reach out to the IRP POA Board.

New sign routes incoming traffic



Five associations and Sandpiper worked together to make this sign happen. It is installed right in front of the junction of NE Plantation and NE Tradewind Lane.

At this triangle, the hotel traffic is routed to Sandpiper. The sign indicates that turning left is only for residents.

Non-residents are informed that there is no outlet and no beach access.

This should minimize the amount of traffic circling residential areas trying to locate the hotel or access the beach.

Sign up for IRP Emails & Private Facebook

Get on our **email list**. Go to <http://www.irppoa.com> and click on the Login Request Form.

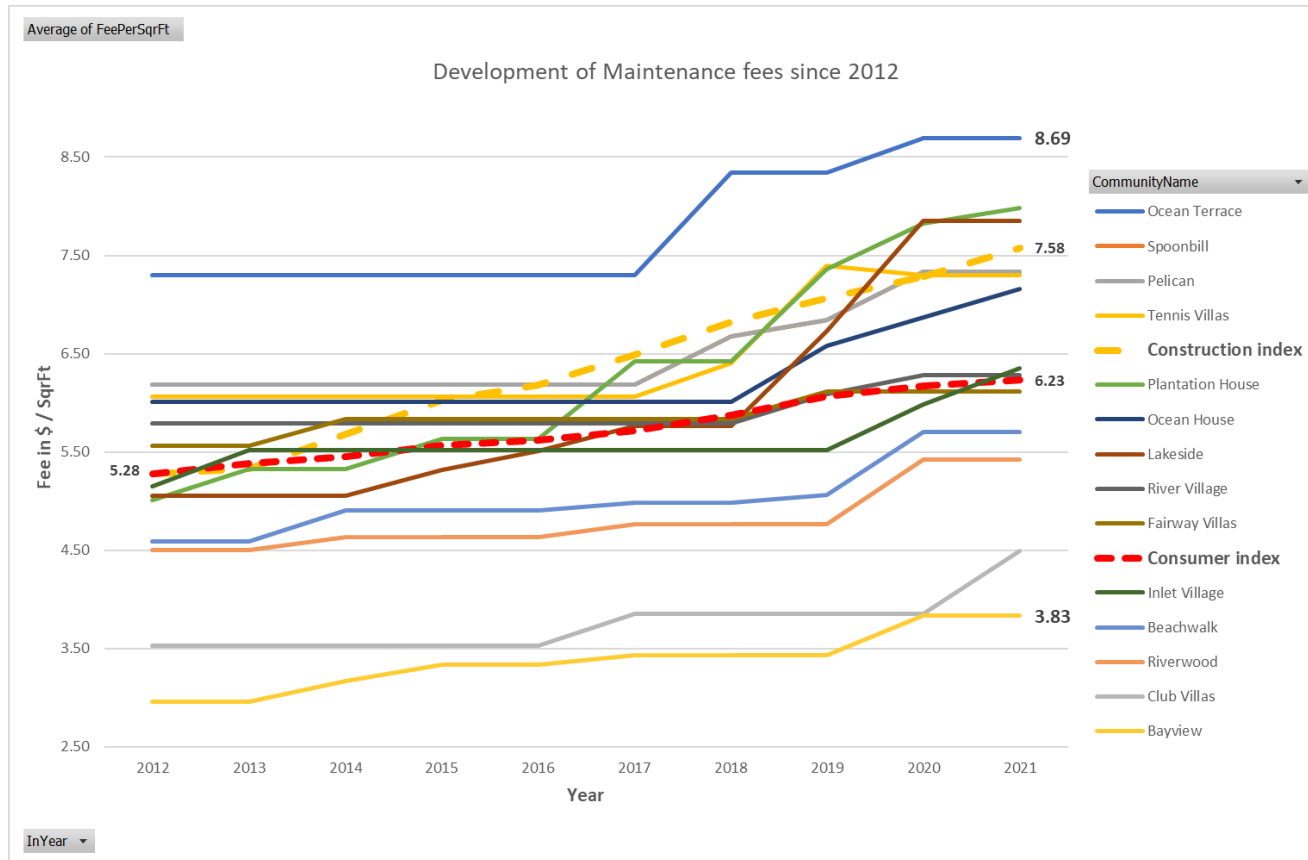
Join our private **Facebook Group** to keep you up to date! In Facebook, ask to join Indian River Plantation POA private group.

Make sure you do not miss anything at our little piece of paradise:

- social events
- beach cleanup dates
- see beautiful photos of our property (now and then)
- look for rentals
- sales of furniture and other household items
- get first-hand information after a storm
- connect with neighbors
- share information
- exchange experience with remodeling
- find a partner for a game of golf, tennis, or pickle ball
- updates on specials in restaurants and shops
- and much more 😊

Statistics - Maintenance fees since 2012

The following charts are based on property and sales data publicly available on the internet from [Martin County](#) and other US Sources. In addition, data has been provided from management companies. It has been collected, stored, and harmonized in a central database and then visualized in Microsoft Excel.



The chart shows the maintenance fees of IRP communities since 2012 in USD per square foot and visualizes the increase between 10% and 59%.

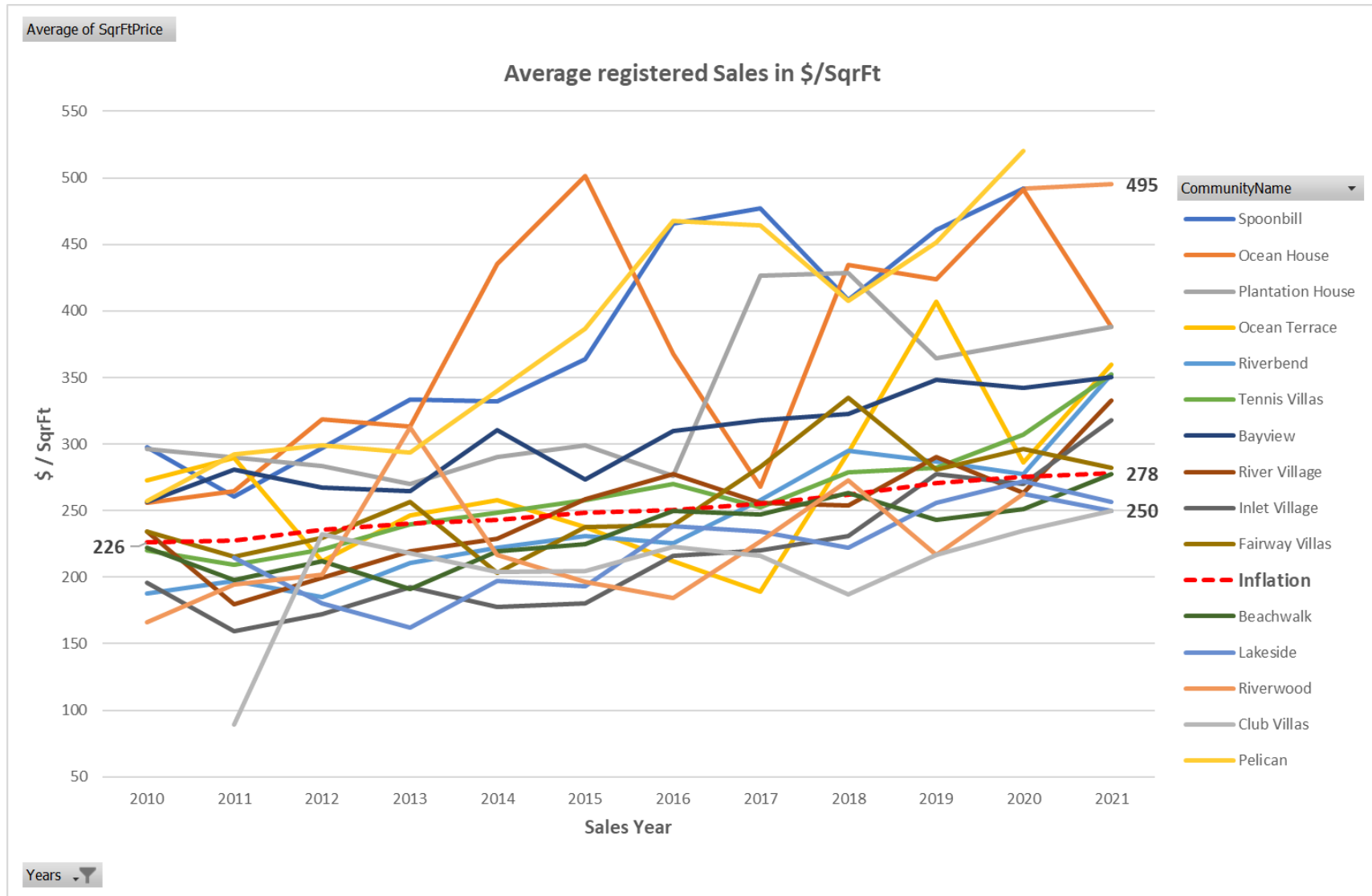
In addition, it shows inflation per the consumer index (=inflation rate) of Florida and the construction index (construction services and materials) through calculating the development of an average fee across all communities from 2012.

The spike between 2019 and 2020 partially was related to the inclusion of the Comcast Internet fee into the association maintenance fee.

Until 2018 nearly all communities trended with the consumer index, since then they are more aligned with the construction index.

Note: The association *Riverbend* follows a different square foot model and is therefore not included.

Statistics - Development of Condo Sales in IRP vs. inflation



This picture shows all sales transactions registered in IRP since 2010 in USD per square foot by association compared to the development of the consumer index in Florida. For most associations, the growth in sales prices has vastly exceeded the rate of inflation. Note: The association *Riverbend* follows a different square foot model and is therefore not included.

2021 IRP POA Board of Directors

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