

Lake Clarke Gardens Condominium Inc.

An Adult Condominium Community

2981 FLORIDA MANGO ROAD LAKE WORTH, FLORIDA 33461

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Lake Clarke Gardens Condominium, Inc. / Lake Clarke Gardens Condominium Association
(herein after, "the Association")

Minutes of the Special Meeting of the Board of Directors

Thursday, April 22, 2010

I. INTRODUCTION

Call to Order.

President Tom Gallo called this Special Assessment Meeting of the Board of Directors to order at 10:00 a.m. in the Auditorium, with 9 persons in the audience.

Proof of Notice.

At the President's request, William Ouellette provided this Meeting's Proof of Notice.

Roll call and Establishment of Quorum

At the President's request, Treasurer William Ouellette conducted a roll call of Directors to establish a quorum. Present in person were President Thomas Gallo, Treasurer William Ouellette and Director's Myrna Albelo, Debbie Hager and Joyce Kirkwood. Receiving an excused absence was Vice President Van Tocket and Secretary Sandra Linen. Five Members present constituted a quorum. Also present on stage was Property Manager Gary Tresnowsky and Association Comptroller Ann Arena.

Introduction of Guests;

President Gallo then introduced Juan Castro of Florida's Choice Contracting and Terry Daly of AT Design Engineers, who would answer questions regarding the concrete restoration project for Building 20A

II. NEW BUSINESS

1- Vote on Special Assessment of \$43,235.01 for the Additional Concrete Restoration Costs and the Painting Cost for Building 20A.

William Ouellette moved and Myrna Albelo seconded the Motion to approved a Special Assessment of \$43,235.01 for the Additional Concrete Restoration Cost and Painting Cost for Building 20A. The complete Motion is attached and made a part of these minutes.

There being no questions or discussion from the Board, President Gallo then opened discussion to the Floor. The unit owner of #105 in Building 20A asked the Board to repeat the due dates for the Special Assessment payments. Payments would be due over a 90 day period. The 1st payment due on May 23rd, the second payment due on June 23rd and the final payment due July 23rd. There were no further questions from the audience. Director Joyce Kirkwood made a statement that this was the final assessment for all concrete work and that the project had now been completed.

On a roll call vote, the Motion passed 5 to 0.

III. ADJOURNMENT

This being the only item of business, President Gallo then called for a Motion to adjourn. William Ouellette moved and Debbie Hager seconded the Motion. Motion passed unanimously and the Meeting was adjourned at 10:09 a.m.



Respectfully Submitted:

A handwritten signature in cursive script, appearing to read "William Ouellette". The signature is written in black ink and is positioned above the printed name.

William Ouellette, Treasurer
(Substituting for Secretary Sandra Linen)

Attached:
Motion & Record Vote

LAKE CLARKE GARDENS CONDOMINIUM, INC.
2981 Florida Mango Road, Lake Worth, FL 33461

ATTENDANCE RECORD

DATE: April 22, 2010

LCG Board of Directors Meeting

SPECIAL ASSESSMENT MEETING

NUMBER IN AUDIENCE: 9

ATTENDANCE	
	A
	T
P=Present	T
PT= Via Telephone	E
	N
A=Absent	D
ExA= Excused	A
	N
	C
	E

VAN TOCKET (Vice President)	Absent
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SANDRA LINEN (Secretary)	Absent
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WILLIAM OUELLETTE (Treasurer)	P
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Myrna Albelo (Director)	P
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Debbie Hager (Director)	P
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Joyce Kirkwood (Director)	P
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THOMAS GALLO (President)	P
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TOTALS:	5
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**LAKE CLARKE GARDENS CONDOMINIUM, INC.
BOARD OF DIRECTORS SPECIAL ASSESSMENT MEETING
Thursday, April 22, 2010**

**VOTE ON SPECIAL ASSESSMENT OF \$43,235.01 FOR ADDITIONAL
CONCRETE RESTORATION COSTS AND PAINTING COSTS FOR
BUILDING 20A.**

Item: 1.

I move that the Board of Directors of the Lake Clarke Gardens Condominium, Inc. approve a Special Assessment of \$43,235.01 to pay for the additional concrete restoration costs and the painting costs of Building No. 20A, located at 2534 S. Garden Drive, Lake Worth, Florida, and that each of Building 20A's 16 Condominium Unit Owners' be Special Assessed to pay their share of the Special Assessment, as shown in the table attached to this Motion. I further move each Unit Owners' share due the Association be due and payable in three equal payments. The first payment of the Assessment due 30 calendar days after the Notice of the Board's approval has been mailed or otherwise delivered to that Unit Owner (due May 23,, 2010). The second payment is due 60 days after Board approval of this Assessment (by June 23, 2010). The third and final payment is due 90 days after Board approval of this Assessment (by July 23, 2010).

This motion made by: William Ouellette

Motion seconded : Myrna Albelo

Vote Record:

<u>YES</u>	<u>NO</u>
Pass	Do Not Pass
Assessment	Assessment

Van Tocket	Absent		
Sandra Linen	Absent		
William Ouellette	X		
Myra Albelo	X		
Debbie Hager	X		
Joyce Kirkwood	X		
Thomas Gallo	X		

Passed: 5 to 0

LAKE CLARKE GARDENS

Building 20A Concrete and Painting Costs

1. Total Concrete Contract Cost	\$133,854.85
2. Engineering Fees	\$5,056.45
3. Painting Costs	<u>\$12,400.00</u>
Total Cost:	\$151,311.30
LESS AMOUNT ASSESSED:	(\$107,716.29)
LESS RESERVE FOR PAINT	<u>(\$360.00)</u>
<u>Balance: Concrete and Painting:</u>	<u>\$43,235.01</u>