

# Lake Clarke Gardens Condominium Inc.

An Adult Condominium Community

2981 FLORIDA MANGO ROAD LAKE WORTH, FLORIDA 33461

GENERAL MANAGER: Gary Tresnowsky / SOCIAL DIRECTOR: Sandra Linen  
LAKE CLARKE GARDENS CONDOMINIUM, INC. / LAKE CLARKE GARDENS CONDOMINIUM ASSOCIATION (herein after, "the Association")

## Minutes of the Regular Meeting of the Board of Directors

Tuesday, January 19, 2010

### I. Call to Order

President Tom Gallo called this Board of Directors Regular Meeting to order at 6:30 p.m., on Tuesday, January 19, 2010 in the Auditorium, with 45 persons in the audience. Sandra Linen then led the assembly in the Pledge of Allegiance. At the President's request, Secretary Linen provided this Meeting's Proof of Notice.

### Roll Call and Establishment of Quorum

At the President's request, Secretary Linen conducted a roll call of Directors. Present in person were President Thomas Gallo, Vice President William Ouellette, Secretary Sandra Linen, Treasurer Joyce Kirkwood and Directors Myrna Albelo and Van Tocket. Director John T. Ramirez received an excused absence. This constituted a quorum.

Also present was Property Manger Gary Tresnowsky and Association Comptroller Ann Arena.

### II. Reading of the Previous Board of Directors Meeting Minutes

- 1- Sandra Linen moved and Joyce Kirkwood seconded a Motion to waive the reading and approve as presented and distributed the Minutes of the December 8, 2009 Regular Board Meeting.

(A copy of the complete Motion is attached and made a part of these minutes.) On a roll call vote the Motion passed unanimously.

### III. Reports

#### 1- **President's Message.**

Thomas Gallo presented the President's Message, a copy of which is attached and made a part of these minutes.

#### 2- **Treasurer's Report.**

Treasurer Joyce Kirkwood presented this report. A copy is attached and made a part of these minutes.

#### 3- **Property Manager's Report.**

Gary Tresnowsky presented this report, which is attached and made a part of these minutes.

#### 4- **Recreation and Activities Report.**

This report was presented by Molly Leban. A copy is attached and made a part of these minutes.

#### 5- **Code Enforcement and Safety Committee Report.**

Clement Schubert presented this report, a copy of which is attached and made a part of these minutes.

#### 6- **Screening Committee Report.**

This report was presented by Marge Hill. A copy has been attached and made a part of these minutes.

#### 7- **Building Representative's Report.**

Marge Hill presented this report. A copy is attached and made a part of these minutes.

#### 8- **Architectural Review Committee.**

No Report.

#### 9- **Landscaping Committee Report**

No Report.



10- **By-Laws and Documents Committee Report.**  
No Report.

**IV. Unfinished Business**  
None

**V. New Business**

1- **Ratify the resolution approving the sale application for Building 7, Unit 409.**

Sandy Linen moved and Tom Gallo seconded the Motion to approve the sale application of Building 7, Unit 409. A copy of the Resolution is attached and made a part of these minutes.

**VI. Good and Welfare**

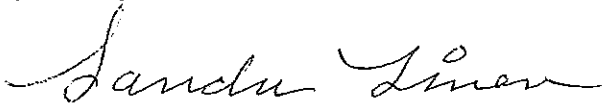
There being further new business, President Gallo then opened up discussion to the Board. Director Van Tocket asked about Pool Monitor's and said he would like to see a group of volunteers do this.

Discussion was then opened to the Floor. Owners Katherine Ward (7-204), Linda Belcher (20B-208), and Joanne Mugge (22-211) expressed their opinions with regard to Pool Monitor's, picking up and installing Comcast boxes and locking of the back gate, which connects Association property and St Luke's Church. Marge Hill (3-110) reminded everyone that if they had any questions they wanted to ask Board Candidates on Candidate's Night, they must submit them by Friday, January 22, 2010.

**VII. ADJOURNMENT**

There being no further business, at 7:16 p.m. Sandra Linen moved and William Ouellette seconded a Motion to adjourn. Motion unanimously passed and Meeting was adjourned.

Respectfully Submitted:



Sandra Linen, Secretary

Reports: Attached  
Motion & Record Vote

**LAKE CLARKE GARDENS CONDOMINIUM, INC.**  
**BOARD OF DIRECTOR'S REGULAR MEETING**  
**Tuesday, JANUARY 19, 2010**

**II. Reading of the Previous Board of Director's Meetings' Minutes**

***I move that the Board of Directors of the Lake Clarke Gardens Condominium, Inc., waive the reading and approve as presented and distributed the Minutes of the December 8, 2009 Regular Board Meeting.***

***This motion made by: SANDRA LINEN***

***Motion seconded by: JOYCE KIRKWOOD***

| <b><u>Vote Record:</u></b>    | <b><u>YES</u></b> | <b><u>NO</u></b>  |
|-------------------------------|-------------------|-------------------|
| <b><i>Myrna Albelo</i></b>    | <u>  X  </u>      | <u>          </u> |
| <b><i>Joyce Kirkwood</i></b>  | <u>  X  </u>      | <u>          </u> |
| <b><i>Sandra Linen</i></b>    | <u>  X  </u>      | <u>          </u> |
| <b><i>Bill Ouellette</i></b>  | <u>  X  </u>      | <u>          </u> |
| <b><i>John T. Ramirez</i></b> | <u>  ABSENT  </u> | <u>          </u> |
| <b><i>Van Tocket</i></b>      | <u>  X  </u>      | <u>          </u> |
| <b><i>Thomas Gallo</i></b>    | <u>  X  </u>      | <u>          </u> |

*6 to 0*

**Lake Clarke Gardens Condominium, Inc.  
2981 Florida Mango Road  
Lake Worth, FL 33461**

**RESOLUTION TO BE RATIFIED AT NEXT  
REGULARLY SCHEDULED  
BOARD OF DIRECTORS MEETING  
January 19, 2010**

**NEW BUSINESS**

I Sandy Linen move that the Board of Directors ratify the January 11, 2010 vote taken, to approve the sale application for Building 7, Unit 409. The Buyers do meet the Lake Clarke Gardens Association requirements.

2<sup>nd</sup> BY- John T. Ramirez

|                   | Yes        | NO    | In Person/By Phone |
|-------------------|------------|-------|--------------------|
| Thomas J. Gallo   | <u>yes</u> | _____ | <u>T.G.</u>        |
| Sandra L. Linen   | <u>yes</u> | _____ | <u>[Signature]</u> |
| Joyce T. Kirkwood | <u>yes</u> | _____ | <u>K in person</u> |
| William Ouellette | <u>YES</u> | _____ | <u>WJO</u>         |
| Van G. Tocket     | <u>Yes</u> | _____ | <u>V.G.T.</u>      |
| John T. Ramirez   | <u>yes</u> | _____ | <u>IN PERSON</u>   |
| Myrna C. Albelo   | <u>yes</u> | _____ | <u>[Signature]</u> |

REPORT TO BE READ OF THE BUILDING REP'S MEETING

AT THE BOARD OF DIRECTOR'S MEETING 2/23/10. TO BE READ BY

JOANN MUGGE  
V. PRES of  
Bldg Reps.

BUILDING REP'S MEETING WAS HELD ON FEB. 4, 2010 AT 10:30 AM  
WITH 17 BUILDING REPS AND 3 OF THE ALTERNATE REP'S ATTENDING.

GARY TRENSNOWSKY REPORTED ON STATUS OF BLDG 10 AND 20B  
AND THAT PAINTING WOULD BE DONE BY "MARIO'S PAINTING". A  
REMINDER THAT ANY CONSTRUCTION WORK PERSONS MUST  
FIRST SIGN IN AT THE OFFICE. REPORTED INFORMATION ABOUT  
COMCAST BOXES AND THEIR USAGE.

THE REPS WERE REMINDED OF THEIR PARTICIPATION NEEDED AT THE  
ANNUAL MEETING ON 2/9/10. JUNE DE TONE READ A REPORT  
ABOUT LANDSCAPING FROM RIA. MANY THANKS GIVEN TO  
SANDY LINDEN FOR THE COFFEE AND COOKIES.

NEXT BUILDING REP'S MEETING IS THURS., MARCH 4, 2010 AT  
10:30 AM. MEETING ADJOURNED AT 10:55 AM.

COPY OF THE SECRETARY, DONNA ARENDT'S FULL  
MINUTES ATTACHED AND GIVEN TO BOARD SECRETARY

AS REPORTED BY JO ANN MUGGE, VICE PRES. BLDG. REPS.

CC: Bldg. Reps File  
✓ LCG Board Secretary  
Jo Ann Mugge

## BUILDING REP'S MEETING FEBRUARY 4 2010

Building Rep's meeting began at 10:30 a.m. The president welcomed all To the meeting. Seventeen building rep's and 3 alternates were present. President Marge Hill, Secretary Donna Arendt as well as Sandy Linen, Joyce Kirkwood, Van Tocket, Bill Oelkers and John Rameriz of the board And Manager Gary Tresnowsky were present. Vice President JoAnn Mugge was on a cruise.

Gary informed us the painting company has abandoned the job and has been replaced by "Mario's Painting".

He also wants to remind owners that all vendors or any person doing Construction work of any kind must first sign in at the office. He said "Ask if workers have approval and have them show you papers.

Comcast is giving out boxes today and making appointments for installation. After today there will be a service charge.

There was discussion by several people about Comcast boxes and Their usage.

Concerning the Annual February 9 Election meeting, Marge instructed Building reps on handling the election ballots.

June Detone spoke for Ria about landscaping.

Many Thanks to Sandy Linen for the coffee and cookies after the meeting.

Meeting adjourned at 10:55

Respectfully submitted,

Donna Arendt, Secretary for Bldg. Reps.

# Lake Clarke Gardens Condominium Inc.

An Adult Condominium Community

2981 FLORIDA MANGO ROAD LAKE WORTH, FLORIDA 33461

GENERAL OFFICE 965-8487

SOCIAL DIRECTOR 965-6221

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

## Minutes of the Executive Committee Meeting of the Association's Board of Directors

Tuesday, February 16, 2010

### I. INTRODUCTION

#### **1. CALL TO ORDER**

President Tom Gallo called to order the Association's Executive Committee Meeting at 11:00 a.m., on Tuesday, February 16, 2010 in the Card Room, with 8 persons in the audience.

#### **2. PROOF OF NOTICE**

At the president's request, Secretary Sandra Linen provided this Meetings Proof of Notice.

#### **3. Roll Call and Establishment of Quorum**

At the President's request, Secretary Linen conducted a roll call of Officers. Present in person, were President Thomas J. Gallo, Vice- President Van G. Tocket, Secretary Sandra Linen and Treasurer Clement Schubert, constituting a quorum.

### II New Business

President Gallo announce that the sole purpose of this Meeting was to establish the Agenda for the February 23, 2010 Regular Board Meeting.

The following items were to be placed on the Agenda:

- 1- Vote to install "coin less" laundry machines and accept contractor.
- 2- Vote to install Security Camera's and accept contractor.
- 3- Vote to accept contractor to install new Well.
- 4- Vote to accept Committees and their Directors.
- 5- Vote on Proposed Amendment Changes.

A. Bylaws: Article III. DIRECTORS Section 1. and 4(b). (Staggered Terms)

B. Bylaws: Article VII. COMPLIANCE AND DEFAULT Section 1. Violations.

C. Declaration of Condominium: ARTICLE XI. SECTION D. EVICTION BY THE ASSOCIATION

D. Declaration of Condominium: ARTICL VII. METHOD OF AMENDMENT OF DECLARATION

E. Bylaws: Article II MEMBERSHIP AND VOTING PROVISIONS , Section 4. ( Quorum)

H. Declaration of Condominium: XIV MAINTENANCE AND ALTERATIONS SECTION B. and

Bylaws: Article V. SECTION 4 and ARTICLE VI. SUBSTANTIAL ADDITIONS OR ALTERATIONS

President Gallo then asked if any other Board Member had any item for the Agenda. There were no other items and no further business.

### VII. ADJOURNMENT

At 11:05 a.m. Sandra Linen moved and Clem Schubert seconded a Motion to adjourn. Motion unanimously passed and Meeting was adjourned.

Respectfully Submitted:



Sandra Linen, Secretary



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## Minutes of the Organizational Meeting of the Board of Directors

Tuesday, February 9, 2010

### I. INTRODUCTIONS

1. Property Manager Gary Tresnowsky called this Meeting to Order at 8.10 p.m. on Tuesday, February 9, 2010 in the Auditorium with approximately 178 persons in the audience.

#### 2. Roll Call and Establishment of Quorum

Thomas J. Gallo, VanTocket, Sandra Linen, Clement Schubert, Myrna Albelo and Deborah Hager were present in person. Joyce Kirkwood was not present. The six Members of the Board constituted a quorum.

### II. New Business

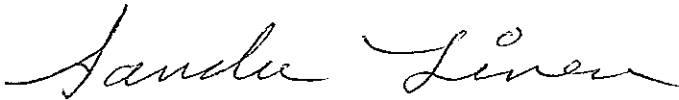
#### 1. Vote on Executive Committee for the 2009-2010 Board of Directors

Gary Tresnowsky asked for nominations for President. Clement Schubert nominated Tom Gallo, seconded by Sandy Linen. There being no other nominations, Mr. Gallo accepted the Presidency and took over as Presiding Officer of this Meeting. Mr. Gallo then nominated Van Tocket for Vice President which Debbie Hager seconding the nomination. There being no other nominations Van Tocket was named Vice President. Tom Gallo then nominated Sandy Linen for Secretary and Van Tocket seconded the nomination. With no other one being nominated, Sandy Linen was named as Board Secretary. Tom Gallo nominated and Debbie Hager seconded the nomination of Clem Schubert for Treasurer. There being no other nominations, Clem Schubert was named Board Treasurer.

### VII. ADJOURNMENT

Tom Gallo then announced the results to the audience and the Meeting adjourned by unanimous consent at 8:18 p.m.

Respectfully Submitted:



Sandra Linen, Secretary



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## **Minutes of the Organizational Meeting of the Board of Directors**

Tuesday February 10, 2009

### **I. INTRODUCTIONS**

#### **1. Call to order**

Thomas Gallo called this Board of Directors organizational meeting to order at 8:30pm on February 10, 2009 in the Auditorium, with approximately 246 persons in the audience.

#### **2. Roll call and Establishment of Quorum**

Ledford Cade, Thomas (Tom) Gallo, Joyce Kirkwood, Gerome LaPenna, Sandy Linen, William (Bill) Daley and John Ramirez were all present in person; constituting a quorum. Kathy Daley was also present for the purpose of recording minutes and Gary Tresnowsky for the purpose of counting the secret ballots.

### **II. NEW BUSINESS**

#### **Item 1. Vote on Executive Committee for the 2009-2010 Board of Directors.**

Tom Gallo, having received the most votes in the election chaired the meeting. All Votes would be secret ballot. He asked for nominations for President. Sandy Linen nominated Tom Gallo; Joyce Kirkwood nominated John Ramirez; Ledford Cade nominated Bill Daley. Gary Tresnowsky counted the ballots and announced Tom Gallo- 3 votes; John Ramirez-2; Bill Daley-1 vote. Tom Gallo accepted the position. He then called for nominations for Vice President. Tom then nominated Sandy Linen; John Ramirez nominated himself. Gary Tresnowsky announced John Ramirez-5; Sandy Linen-2 votes. John Ramirez accepted the position. Next Tom Gallo asked for nominations for Secretary. John Ramirez nominated Bill Daley who asked his name be withdrawn; Tom Gallo Nominated Sandy Linen. There were no other nominations. Sandy accepted the position by acclamation. Tom asked for nominations for Treasurer. John Ramirez nominated Joyce Kirkwood for treasurer. There were no other nominations. Joyce accepted the position by acclamation.

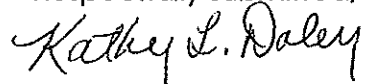
#### **III Adjournment**

Tom Gallo then announced the results to the audience and the meeting adjourned by unanimous consent at 8:30 pm.



Lake Clarke Gardens Condominium, Inc., Board of Directors Regular Meeting Minutes,  
Tuesday September 30, 2008

Respectfully submitted,

A handwritten signature in cursive script that reads "Kathy L. Daley".

Kathy L. Daley, Recording Secretary