

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 27, 2009

Call to order

Secretary John Ramirez called this Board of Directors Regular meeting to order at 6:30p.m. on January 27, 2009 in the Auditorium, with 31 persons in the audience. Sandra L. Linen led the assembly in the pledge of allegiance. At Mr. Ramirez request, the Recording Secretary provided this meeting's proof of notice.

Roll call and Establishment of Quorum

At the Secretary's request, Kathy Daley conducted a roll call of Directors. Ledford Cade, Joyce Kirkwood, Treasurer, Sandy Linen, Al Ortiz, and John Ramirez, secretary were all present in person and Tom Gallo present via phone; constituting a quorum. Gerome LaPenna was absent due to illness. Also present were Gary Tresnowsky, LCAM, Anne Arena, Comptroller, Kathy Daley was present for the purpose of recording minutes.

Reading of the previous Board of Directors meeting Minutes

John Ramirez moved that the Board of Directors of the Association waive the reading and approve the minutes as presented (the directors all having received copies prior to the meeting) for November 18, 2008 Regular board meeting, November 24, 2008 Special Meeting to adopt 2009 budget, November 24, 2008 Members Meeting, December 15, 2008 Special Assessment Meeting and the January 13, 2009 Executive Committee Meeting; seconded by Sandy Linen. John Ramirez called for a vote. Motion passed unanimously via roll call vote.

Reports

Vice President's report-

Fellow Board Members, Gary, Ann, Neighbors and Friends,
I am sorry I cannot be here tonight.

This is our last official meeting before our Membership Meeting and Election.

Thank you friends for embracing me during my tenure as Acting President. I have enjoyed and accomplished a lot. I have met and made many new friends.

To my Fellow Board Members who shared my vision, I thank you.

To my two Executive Board Members, who were not on the same page as me, and were against all of my ideas and decisions, no matter how small, I thank you for making me stay on my toes.

To my co-workers in the Activities Office you know that not in my vocabulary is the phrase "we never did that before"?

I think my input into Lake Clarke Gardens is very positive. We have turned the corner to think young, new and modern.

I hope the new Board members will have the spirit and passion I have for Lake Clarke Gardens.

Remember folks, to stand out and sell our condo's in this economic climate We have to look great and to feel great about where we live.

Thank-You, Tom Gallo

Treasurer's report

Treasurer Joyce Kirkwood gave the treasurer's report as follows:

AS OF JANUARY 27, 2009

Total Cash:

\$735,371

Special Assessments Outstanding:

TOTAL
Account
Outstanding

Bldg No.	14	\$11,160	\$13,466
	15	\$44,455	\$50,206
	21	\$38,296	\$44,669
	22	\$33,743	\$37,805
	23	\$17,309	\$23,617
	24	\$42,086	\$48,340
	25	\$23,117	\$33,857
Foreclosures (2)		<u>\$16,053</u>	<u>\$33,817</u>

WACHOVIA Securities			\$177.38	
WACHOVIA Money Mkt			\$11,853.51	
WACHOVIA Operating			\$45,768.35	
				\$575,410.10
				Total Cash

Property Manager's report-

Gary Tresnowsky, LCAM

Property Manager

January 27, 2009

The concrete restoration work is moving along. They are currently working on Buildings 16, 17 and soon 18. Building 16 should be done by the end of this week. If you have any questions in regards to the work being done contact me in the Office.

The painting of Building 16 is going along real good. They should be done with this Building real soon. They will be starting the painting on Building 17 Patios by the end of this week. Again please call me with any concerns or questions.

The seal coating has been completed, except for Buildings 16, 17 and 18. They will do those after the construction trailers are removed. For a small company I think they did a really good job.

I was given direction by our Insurance Agent Jett Pinkey to pursue getting FEMA to reclassify the buildings on the canal to being in a non flood zone. This would help the unit owners in those buildings get mortgages without buying flood zone insurance. I have a company that will do this for \$360.00 per Building. That's only \$10.00 per unit owner to get rid of this headache for them. I know some people say they can just go to the County and get some type of form to give to the Mortgage Companies but if we can get help the unit owners get rid of this problem, I say we do it. Or we can let each building decide if they want to spend the \$360.00 for their building to do this. This is only regards to the ten buildings on the south side along the canal.

The West Pool deck work has been completed. Due to the deck area being unlevelled, we had to have the company build a wall and add in more crushed concrete and sand. This was not part of the original contract. This turned out to be a beautiful deck. We still have to put landscaping in and also add some pool furniture to this area.

The Communications Group is still meeting with and negotiating a contract with Comcast Cable and others. We met with our representative Jennie Rios on 1/26/09. In February she will be bringing at least two companies here to talk to us about what they have to offer.

Our maintenance men continue to do work around the community. For the month of December and January there has been approximately 191 work orders called in for things like leaks, washer & dryer problems, doors and a lot of drain backups, just to name a few.

Thanks,
Gary

Committee reports

- Recreation and Activities office- We had a very active month. Right now there are bulletins up about upcoming activities. Please, everyone, go to the Activities Office, as soon as possible as the tickets are selling out quickly.
The highlight of the January events was the Happy Hour party. We started with 60 tickets in the Card Room and ended up with 100 tickets in the Auditorium. We are looking forward to sponsoring more of these events.
We want to thank Al Ortiz for all his volunteer work in the Activities Office and are sorry he is not running again for the Board.
- Screening Committee- Marge Hill reported for Jerome La Penna. Please see attached.
- Safety and Code Enforcement- January 27, 2009

To all those Unit Owners with old decals, please stop by the Office from 8:00 a.m. to 4:00 p.m. to get new ones.

Please be aware of your surroundings when walking or when getting in your Building. Please report to the Office or call 911 if you see anything strange going on.

I would like to remind all Unit Owners that if any architectural, electrical or plumbing changes are to be made to your Unit, you are required to fill out an ARC application.

After you fill out the application please wait to be approved first and then you can start remodeling your place. Do not take a "yes" from any Board Member and go ahead and do the work

John Texidor Ramirez
Code Enforcement and Board Secretary

- **Building Representatives** - Roberta Gilfillan, Secretary reported as follows:

The Building Reps meeting was held at 10:30 am. The Census Committee Chair, Joyce Kirkwood, announced a census required by Federal Law for all 55+ communities would be taken in February. And we would need the help of the building Reps.

A discussion about the parking, autos decals, plus questions asked about insurance requirements and Dr. home visits were brought up.

The next meeting will be on February 5, 2009 when we will go over Ballot counting by Reps and other volunteers.

Please see attached for the minutes of this meeting.

- Architectural Review Committee-
ARCHITECTURAL REVIEW COMMITTEE
REPORT
FOR
JANUARY 27, 2009

When there are applications to be reviewed, Herv Hugel and I meet over the weekend in the card room. Any and all applications submitted by 5pm on Friday will be read, reviewed, approved or disapproved. In other words, it will take up to one week for a unit owner to have an answer on their request for approval.

Of late, we are seeing applications that are dated on a Monday for work to be completed over the weekend. This is not the proper way to file with the Architectural Review Committee, hereinafter known as the "ARC" and Lake Clarke Gardens, for work to be performed.

Further, the "ARC" is finding that some Board Members are giving unit owners the "go ahead" and work is being completed before the application is even given to the Committee. The "ARC" hereby puts all the Board of Directors on notice that any applications that come before the "ARC" where work is in progress or has been completed will automatically be disapproved by the "ARC". Committee volunteers are not insured as are all Board Members and we will not take the responsibility if any major or structural mistakes are made certainly not when insured Board Members take it upon themselves to make these decisions. If the Board Members feel they can do anything they want, then they do not need Committees. They can complete the circle just by what is now being done and by undermining this and any other Committees experiencing interference.

Another point being made tonight is that unit owners are responsible for the work to be performed in their units. For instance, if they lay tiles and neglect to have pictures taken proving they have installed the underlayment, a noise complaint from a neighbor can cause LCG to have a tile removed to check for underlayment, at the unit owner's expense.

Mary Texidor, Chairperson
Architectural Review Committee

Herv Hugel, Member
Architectural Review

- Landscaping committee-

LANDSCAPE REPORT FOR JANUARY, 2009

On January 21,22,and 23 over 700 plants and 16 palm trees were delivered and planted at buildings 21,22, 23 , common areas and fill-ins at some other buildings, with the help of volunteers: Ray and June Detone, Jerry Heeringa, Phil and Joyce Kirkwood, Mark Palios, Larryand our employees under the direction of Ria Heeringa who supervised the project.

Without their help this could not have been accomplished. Thank you very much.

If you live in any of these buildings, it would be very helpful if you could see that the new plants are watered.

The next group of buildings to be landscaped are buildings 24 and 25 and the West Pool.

As we have done in the past, anyone in these two buildings wishing to give input for their building, please leave a message at the office for Joyce Kirkwood.

Thank you.

Ria Heeringa and Joyce Kirkwood

Unfinished business

There was no unfinished business according to Secretary John Ramirez.

New business

Vote to approve contract for 10 buildings to be reclassified by FEMA as non-flood zone buildings (buildings 15, 16, 17, 18, 19,20A, 20B, 21, 22 and 23).

Ledford Cade read the motion as follows: That the Board of Directors of Lake Clarke Gardens Condominium, Inc. approves a contract from Flood Zone Correction, Inc. for a total of \$3,600.00. This would allow this company to work with FEMA to get Buildings 15,16,17,18, 19, 20A, 20B, 21, 22, 23 reclassified to not being in a flood zone. The cost will only be charged for successful reclassification of these buildings. The fee is \$360.00 per building. Ledford explained that he was only reading the motion and was not making a motion. Al Ortiz then moved as read by Ledford Cade, with Sandy Linen seconding. There were questions and information shared by the board and the audience as to the

implications to members trying to sell or obtain insurance. Ledford Cade then moved to table the motion, with Joyce Kirkwood seconding. John Ramirez asked for a vote to table. Motion passed 4/2 via roll call vote.

1. Ratify the approval of the extra costs for work on the west pool

Joyce Kirkwood moved that the Board of Directors of Lake Clarke Gardens Condominium, Inc. ratify the approval for the extra work to be done on the West Pool Project by Triple-M Pavers at a cost of \$2,800.00. This would bring the cost of Triple M to \$8,400.00. Sandy Linen Seconded the Motion. There was no discussion by the board; however the audience made comments concerning the recurrence of additional costs for projects. Ledford Cade addressed the concerns. John Ramirez requested a vote on the motion. Motion Passed unanimously via roll call vote.

Good and Welfare- John Ramirez asked if anyone would like to speak to the Good and Welfare of the Association. There were several concerns about the clarity of the proposed amendment on the Ballot for the February 10, 2009. Annual Meeting. These were addressed by Ann Arena, Comptroller and a note of information by Kathy Daley, recording secretary.

Adjournment- Joyce Kirkwood moved to adjourn. John Ramirez seconded the motion. Motion passed by unanimous consent and meeting adjourned at 7:21pm.

Respectfully submitted,

Kathy L. Daley, Recording Secretary

Attachments:

Motion and Vote Record

Proof of Notice

Screening Committee Minutes

Building Reps Minutes