

Minutes of the Regular Meeting of the Board of Directors

Tuesday, November 18, 2008

Call to order

Vice President, Thomas Gallo called this Board of Directors Regular meeting to order at 6:30p.m. on **November 18, 2008** in the Auditorium, with 38 persons in the audience. Sandra L. Linen led the assembly in the pledge of allegiance. At Mr. Gallo's request, the Secretary provided this meeting's proof of notice.

Roll call and Establishment of Quorum

At the Vice President's request Kathy Daley conducted a roll call of Directors. Ledford Cade, Thomas (Tom) Gallo, vice president, Joyce Kirkwood, Treasurer, Gerome LaPenna, Sandy Linen, Al Ortiz, and John Ramirez, secretary were all present in person; constituting a quorum. Also present were Gary Tresnowsky, LCAM, Anne Arena, Comptroller, Kathy Daley was also present for the purpose of recording minutes.

Reading of the previous Board of Directors meeting Minutes

V.P Thomas Gallo 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 the Regular Meeting of the Board on 10/28/08 and the Principle Officer's Meeting on 11/12/08;seconded by Sandy Linen. Tom Gallo called for vote. Motion passed unanimously.

Reports

Vice President's report-

Every project is moving along in a timely fashion.

My vision for the future will be to renovate the four restrooms at the pools, we did steam clean the tile, but the restrooms are so old, they did not come out as nice as we had hoped, our men, in the summer can lay new tile and put better lights in, and Sandy linen and I can look for new sinks and faucets.

Umberto one of our newest employees goes in order starting with bldg 2 to each building with a punch list, and paints and fixes what is necessary, so the small jobs will not get ahead of us.

I spoke with the owners of Keep Kool, the a/c/ people, and they suggest in the winter months, when you do not use your air as often, pour bleach in the tray and that will keep it mildew and odor free. Our men have put the tablets in on all the top floors during the summer.

I still go to each apt. when called on by the resident, to see for myself and help with any problem.

Remember my 1st rule is the resident is always right until the situation has been assessed, and rule number 2 is read rule number 1. In 99 % of the situations I have found a win /win solution and the problem solved, quickly.

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Mario and I have spent a weekend or two with residents with a/c/ problems this summer. Now that Joyce is back we are going to investigate the landscaping project, again building by building, starting with bldg. 2 not jumping all over the place, plus the common areas. Once this cement work and painting is done, God willing no hurricanes, it will be just daily main. Work for a long while. LCG will be back on the block as a desirable place to live. All permanent notices are going into the first floor laundry room bulletin boards, which frees up space on the regular board for monthly notices. It is rewarding and fun being your acting president, I hope you all are satisfied with the job I and my team are doing.

Have a happy thanksgiving.
Thank-You, Tom Gallo

Treasurer's report

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

AS OF OCTOBER 31, 2008

LAKE CLARKE GARDENS CONDOMINIUM INC

| <i>BANK ACCOUNTS</i> | | |
|----------------------|---------------|--|
| <i>Account</i> | <i>Number</i> | |

| | | | |
|---------------------------------|--|--|---------------------|
| <i>National City</i> | | | |
| <i>MM Reserve-National City</i> | | | <i>\$76,232.01</i> |
| <i>Merrill Lynch Funds</i> | | | <i>\$235,428.59</i> |
| <i>Vanguard</i> | | | <i>\$260,544.59</i> |
| <i>SunTrust Bank</i> | | | <i>\$54,895.31</i> |
| <i>Sterling Bank</i> | | | <i>\$94,619.65</i> |
| <i>WACHOVIA Securities</i> | | | <i>\$177.38</i> |
| <i>WACHOVIA Money Mkt</i> | | | <i>\$11,847.78</i> |
| <i>WACHOVIA Operating</i> | | | <i>\$100,963.01</i> |

| |
|--------------|
| \$834,708.32 |
|--------------|

| | |
|---------------------------------------|-----------------------------------|
| <i>Note: Operating Cash Includes:</i> | |
| | <i>Assessments Payable</i> |
| | <i>For Concrete/Paint/Railing</i> |
| | <i>Total S/A</i> |
| <i>Payable</i> | <u><i>\$562,906.69</i></u> |

Joyce reminded everyone of the importance of getting their proxies in before Monday to provide a quorum for the vote on the reserves.

Property Manager's report-

LAKE CLARKE GARDENS CONDOMINIUM, INC.

MANAGERS REPORT

Gary Tresnowsky, LCAM

Property Manager

November 14, 2008

After finally receiving the go ahead from Palm Beach County Permit Department, the concrete restoration work is moving along. They are currently working on Buildings 16, 17 and soon 18. I have seen some residents walking around the grass areas where they are working, Please don't do that it's very dangerous. Chunks of concrete are falling all over the place and you could very easily get hit in the head. If you have any questions in regards to the work being done, contact me in the Office.

So far I have been pleased with the new painting company. Anything that I have asked them to do or go back and do they have done with no problem. They are currently finishing up Building #24 and beginning work on Building 25. Again please call me with any concerns or questions.

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Our maintenance men continue to do work around the community. For the month of November there has been approximately twenty five work orders called in for things like leaks, washer & dryer problems and doors just to name a few. All of the work orders have been taken care of in a timely manner. We continue to ask all residents to call or come in and fill out a work order. That way we have a paper trail and we can follow up on your requests better.

We have hired Chief I to do the seal coating of the parking lots for a cost of \$47,200.00. We are really asking all the unit owners to bear with us during this process. Any help that you can give us to move cars around will be greatly appreciated.

I have received three bids for the expansion work of the West Pool deck. After meeting all the companies I would recommend that we use Triple M Brick Pavers, Inc. for a cost not to exceed \$6,000.00, depending on what type of pavers we choose.

I have been working with Terry Daily from AT Designs to do whatever it takes to finalize the work on the Gazebo and get the County to sign off on it. After that we can then have some nice lights installed.

The last thing is that I want to remind everyone that per the Condo Docs., there is a process that needs to be followed whenever you want to make any changes on your Condo. It is very important to come to the Office and fill out the proper paperwork/application for any changes. Then your request must be approved by me and the ARC Committee. Your attention to this process will be appreciated.

Thanks,
Gary

Committee reports

- Recreation and Activities office-

On a table near the coffee and cake, are signup sheets, to volunteer for the different projects the rec office would like to do.

Decorate the atrium

Serve and or cook for the employee's party, first time ever we the board and residents are giving our staff, a Christmas party

Work the happy hour parties

An international food tasting night, with dancing

Work the Sunday brunch parties

Form a committee and run the New Year's Eve dance

Form a committee to have a New Year's Day brunch

Help plan a dinner dance on Jan. 24th

Last month's activities went very well. We had a 31 people at our first happy hour

We had a large turnout for our Election Day bake, soup and sandwich sale

Remember to sign up for the Dec events our bus holds 25 people.

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Sign up for the lunch bunch Christmas party, it will be at the Atlantis country club, and it is 30.00 per person.

Some of our activities will be a spare of the moment decision, so watch your bulletin boards and always watch # 63.

For example, Monday at one is movie day, but someone may want to sponsor a late Tues afternoon movie and have hot dogs and beer with it.

With 24 bldgs., I would like each bldg to sponsor one event that means once every two years you would have a turn, and yet every month, there would be a party or trip to go to. Get in touch with your bldg rep. and plan something.

Example;

A fat Tues. party just before lent

A fish fry on Fridays

An open book club meetings

A movie and discussion group after the movie with food and drink

We are still trying to find someone to run a Bunco game. Thank-you

- **Safety and Code Enforcement-**

There is very little to report, except that some cars had been broken into. This probably being done by outsiders looking for valuables such as jewelry, cameras, money, GPS, etc. If you must leave larger items in your car, such as golf clubs, make sure they are not visible. If it shows, they know it is there!!!!!!

We are in need of pool monitor volunteers. The more people we have the better. It will give everyone a chance to do other things, if you have people enough people to rotate time. Please call the office or you can call me.

Reminders:

Overnight guests must have a parking permit which can be obtained from the office or me.

Please remember to observe the speed limit and remind your guests of the same.

Lately I have received calls from unit owners who have locked themselves out of their unit. I want to take this opportunity to tell you that while the office is open, we can open for you at no charge. If it is after hours, you will need to call a locksmith. A better solution is to give a copy of your keys to either a neighbor or someone else who lives close by.

Let's remember that we are a community and should be watching out for each other.

John Ramirez

- **Screening Committee-**

Minutes of the Screening Committee meetings, which are held in the meeting room next the Card Room in the Activities Building at Lake Clarke Garden's Condominium. These meetings are held to screen applicant(s) for purchasing, inheriting, or as joint tenancy person to occupy their owned unit as a member of the association or an occupant either as a resident or a renter in our complex. The meetings are held weekly when necessary.

Folders are returned to the office e and any action needed explained to the office personnel.

Nov. 1, 2008: No meeting held.

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Nov. 8, 2008: Present were Jerry LaPenna, Jody Lesniak, Marge Hill and Rachel Hernandez.

Recommended Approval to the Board for two rentals.

Applications for 2 owners needed additional information.

One application of owner recommended for Non-Approval to the Board, due to insufficient finances as required by the Association.

Nov. 15, 2008: Present were Jerry LaPenna, Jody Lesniak, Marge Hill, Rachel Hernandez, and Mark Palious.

Two rental applications recommended to the Board for Approval.

One joint tenancy person now residing in LCG is recommended to the Board for Approval as an Association member.

One application with a purchase contract needs additional required information.

Respectfully submitted,
Marge Hill, Recorder

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

President called the meeting to order at 10:30 AM in the Card Room.

Roll call- Present: Marge Hill, President

Ed Barbano, Vice-President

Roberta Gilfillan, Secretary

Present: reps from #2,3,6,7,10,12,15,17,18,19,23,24,5,26. From the Board of Directors: Sandy Linen, John Ramirez, and Ledford Cade. 25 attended.

Minutes of the previous meeting were approved as read.

Manager Gary Tresnowsky updated us on LCG progress. There were 22 work orders accomplished in October. Resealing of the parking lots was discussed, as was sidewalk painting.

Marge distributed parking lot maps for decal recording in assigned parking slots. Building reps are responsible for this recording.

Budget packages for 2009 have been distributed or are in the office. General Discussion was held with attention to Security in LCG. Both Marge and John Ramirez emphasized the need to get involved with calling #911. That's what it's here for.

Karen Cade, #17, and Molly Leban, #24 has volunteered to be reps in their buildings.

Meeting was adjourned at 11:25 a.m.

Roberta Gilfillan, Secretary

- **Architectural Review Committee- the ARC reviewed 3 applications this month. There have been many questions regarding the types of storms doors that are permitted. I recommend that the Board look into this and make decisions regarding what is allowable. All unit owners are asked to follow the bylaws and fill out an application for any changes they intend to make to their unit.**

Thank you, Mary Texidor-Ramirez

- Landscaping committee- They will return to the landscaping activities, starting with Building 15 and moving forward as building restoration and painting is completed on each building. Anyone who wants to represent their building on this project please call Joyce Kirkwood. We would appreciate your input.

Thank you, Joyce Kirkwood.

A. **Unfinished business**

There was no unfinished business according to VP Gallo.

New business

1. Ratify the approval of the Chief I contract for seal coating and painting the bumpers and stripes. Sandy Linen moved that the board ratify the resolution to accept the contract for with Chief I for seal coating and painting the bumpers and stripes at a total cost of \$47,200.00; seconded by John Ramirez. (see attached) Passed unanimously via roll call vote.

2. Discussion and possible vote on bids to expand the West Pool Area Deck with pavers- Sandy Linen made the motion; John Ramirez Seconding that that the Board of Directors of the Lake Clarke Gardens Condominium, Inc. approve the Triple M-Brick Pavers contract for the West Pool deck work. Cost of work not to exceed \$6,000.00. Passed unanimously via a roll call vote.

1. Vote to adopt an amendment to the Association's Bylaw, Article III (Director's)-regarding staggered terms (to be voted on by the membership) .Sandy Linen moved to adopt an amendment to the Association's Bylaw, Article III (Director's)-regarding staggering terms, as revised by the attorney and presented and distributed to the board. (See attached). Jerome LaPenna seconded the motion. Passed unanimously via roll call vote.

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Good and Welfare- Tom Gallo asked if anyone would like to speak to the Good and Welfare of the Association. No one came forward. He repeated the Question with no response.

Adjournment- Tom Gallo moved to adjourn. John Ramirez seconded the motion. Motion passed by unanimous consent and meeting adjourned at 7:10 pm.

Respectfully submitted,

Kathy L. Daley, Recording Secretary

Attachments:

Motion and Vote Record
Proof of Notice
Resolution to accept Chief I contract
Proposed Amendment to Article III