

Minutes of the Special Meeting of the Board of Directors

Monday November 24, 2008

I. INTRODUCTIONS

1. Call to order

Vice President, Thomas Gallo called this Board of Directors Regular meeting to order at 6:30p.m. on **November 24, 2008** in the Auditorium, with _____ 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.

2. 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.

Announcement: Vice President Tom Gallo announced that the Lake Clarke Gardens Condominium Association Membership Meeting will be convened in the Auditorium immediately after this Board meeting. During the membership meeting, each condominium Building's unit owners will vote to decide the percentage of reserves to be applied to their monthly maintenance fees for 2009.

II. NEW BUSINESS

Item 1. Vote on approving and adopting the Budget for the fiscal year of 2009, from January 1, 2009, through December 31, 2009, for Lake Clarke Gardens Condominium Association and its condominiums.

Joyce Kirkwood, Treasurer moved that the Board of Directors of the Lake Clarke Gardens Condominium, Inc. (hereinafter; "The Association") approve the attached JANUARY 1 through DECEMBER 31 Year 2009 Budget

for the Association, (1) which includes Schedules of 100% Reserves for Capital Expenditures and Deferred Maintenance for the Association's common area and for each of the Association's 24 separate residential condominium Buildings; (2) which projects maintenance assessment for 2009 income from the Association's unit owners for the Association's common area at \$1,636,766; (3) which projects for the Association's 24 separate residential condominium Buildings a 2009 total building maintenance assessment income from the Association's unit owners of \$592,661 for a total 2009 common area and condominium Buildings maintenance assessment income of \$2,229,427; and (4) which including 100% amounts for Reserves for the Association's common area and the Association's 24 separate residential condominium Buildings (including each Building's condominium units, as shown in the attached Budget)-totals \$1,727,616 of projected maintenance assessment for 2009, equaling an overall total of \$3,957,043.

Operating Budget For	Total at 100% Funding	Operating Budget For	Total at 100% Fund
Bldg 2	\$166,054	Bldg 16	\$175,255
Bldg 3	178,078	Bldg 17	151,892
Bldg 4	162,200	Bldg 18	165,948
Bldg 5	176,070	Bldg 19	165,600
Bldg 6	163,317	Bldg 20A	79,038
Bldg 7	278,198	Bldg 20B	99,629
Bldg 8	151,985	Bldg 21	169,085
Bldg 9	162,862	Bldg 22	164,230
Bldg 10	164,250	Bldg 23	169,131
Bldg 12	145,181	Bldg 24	191,670
Bldg 14	183,723	Bldg 25	159,007
Bldg 15	174,349	Bldg 26	160,292

This Motion made by: Joyce Kirkwood

Motion Seconded by Sandy Linen

Tally of Votes: YES 7 NO 0 Names(s) _____

Absent, Did Not Vote: _____ Names(s) _____

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

III Adjournment- _____ moved to adjourn. _____ seconded the motion. Motion passed by
unanimous consent and meeting adjourned at _____pm.

Respectfully submitted,

Kathy L. Daley, Recording Secretary

Attachments:

Motion and Vote Record

Proof of Notice

January 1 through December 31, 2009 Budget