

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

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

Monday December 15, 2008

### **I. INTRODUCTIONS**

Prior to calling the meeting to order, Tom Gallo announced that there would be an insurance representative available on Wednesday at 1:00 p.m. to address questions regarding new Florida statutes regarding insurance and what products are available.

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

**Vice President, Thomas Gallo** called this Board of Directors Regular meeting to order at 6:30p.m. on **December 15, 2008** in the Auditorium, with 29 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 and guests Ramone Castro and Jorje Lopez representing Florida's Choice Contracting. Kathy Daley was also present for the purpose of recording minutes.

### **II. NEW BUSINESS**

Vice president Gallo asks that members keep comments to 3 minutes and that their comments be related to the motion on the floor.

1. Vote on Special Assessment of \$15,264.01 for additional concrete restoration fees including painting for Building 23.-Ledford Cade moved that the Board of Directors approve a special assessment for painting Building 23, located at 2856 S. Garden Drive, Lake Worth, Florida, of \$20,196.00. This assessment would be offset by the under cost of concrete restoration of \$4,931.99, leaving an assessment of \$15,264.01. Motion seconded by John Ramirez. Motion passed unanimously via roll call vote.

2. Vote on Special Assessment of \$21,989.76 for additional concrete restoration fees including painting for Building 24.-Ledford Cade moved that the Board of Directors approve a special assessment of \$20,900.00 for the painting of Building 24, located at 2855 S. Garden Drive, Lake Worth, Florida. This assessment, plus the cost of \$4,061.70, for individual unit shutter or wall removal is to be combined in one assessment of \$21,989.76. Motion seconded by John Ramirez. There was a short discussion. Gary is to look into needs for unit 311. Motion passed unanimously via roll call vote.
  
3. *Vote on Special Assessment of \$30,044.54 for additional concrete restoration fees including painting for Building 25.-*Ledford Cade moved that the Board of Directors of Lake Clarke Gardens approve a special assessment of \$20,900.00 for the painting of Building 25, located at 2811 S. Garden Drive, Lake Worth, Florida. This assessment and the cost overrun for concrete restoration of \$5,513.69 plus certain individual unit cost of \$3,630.85 for shutter or wall removal to be combined in one assessment of \$30,044.54. Motion seconded by John Ramirez. There was a short discussion regarding how reserves would be applied. Ann Arena Explained the procedure. Motion passed unanimously via roll call vote.
  
4. Vote on Special Assessment of \$20,900.00 for painting costs for Building 16.- Sandy Linen moved that the Board of Directors approve a special assessment of \$20,900.00 for Building 16, located at 2682 S. Garden Drive, Lake Worth, Florida, for the painting and first floor paint removal. The assessment will not take effect until the final cost of concrete restoration on Building 16 is known. Any money not used for concrete restoration will be used for painting. Motion seconded by Ledford Cade. Motion passed unanimously via roll call vote.
  
5. Vote on Special Assessment of \$20,900.00 for painting costs for Building 17.- Sandy Linen moved that the Board of Directors approve a special assessment of \$20,900.00 for Building 17, located at 2640 S. Garden Drive, Lake Worth, Florida, for the painting and first floor paint removal. The assessment will not take effect until the final cost of concrete restoration on Building 17 is known. Any money not used for concrete restoration will be used for painting. Motion seconded by John Ramirez. Motion passed unanimously via roll call vote.
  
6. Vote on Special Assessment of \$20,900.00 for painting costs for Building 18.- Sandy Linen moved that the Board of Directors approve a special assessment of \$20,900.00 for Building 18, located at 2606 S. Garden Drive, Lake Worth, Florida, for the painting and first floor paint removal. The assessment will not take effect until the final cost of concrete restoration on Building 18 is known. Any money not used for concrete restoration will be used for painting. Motion seconded by John Ramirez. Ledford Cade reminded everyone that letters for the assessment would not go out until they know the adjusted amount after the concrete is completed. Motion passed unanimously via roll call vote.

7. Vote on Special Assessment of \$20,900.00 for painting costs for Building 9.-Joyce Kirkwood moved that the Board of Directors approve a special assessment of \$20,900.00 for Building 9, located at 2616 N. Garden Drive, Lake Worth, Florida, for the painting and first floor paint removal. The assessment will not take effect until the final cost of concrete restoration on Building 9 is known. Any money not used for concrete restoration will be used for painting. Motion seconded by John Ramirez. Motion passed unanimously via roll call vote.
8. Vote on Special Assessment of \$20,900.00 for painting costs for Building 10.-Joyce Kirkwood moved that the Board of Directors approve a special assessment of \$20,900.00 for Building 10, located at 2562 N. Garden Drive, Lake Worth, Florida, for the painting and first floor paint removal. The assessment will not take effect until the final cost of concrete restoration on Building 10 is known. Any money not used for concrete restoration will be used for painting. Motion seconded by John Ramirez. A short discussion ensued. Motion passed unanimously via roll call vote.
9. Vote on Special Assessment of \$12,900.00 for painting costs for Building 20A.- John Ramirez moved that the Board of Directors of Lake Clarke Gardens approve a special assessment of \$12,900 for painting Building 20A, located at 2534 S. Garden Drive, Lake Worth, Florida. This assessment will not take effect until the final cost of concrete restoration on Building 20A is known. Any money not used by concrete restoration will be applied to painting. Motion seconded by Joyce Kirkwood. Motion passed unanimously via roll call vote.

III Adjournment- Sandy Linen moved to adjourn. John Ramirez seconded the motion. Motion passed by unanimous consent and meeting adjourned at 6:54 pm.

Respectfully submitted,

Kathy L. Daley, Recording Secretary

Attachments:

Motion and Vote Record

Proof of Notice