

Lake Clarke Gardens Condominium Inc.

An Adult Condominium Community

2981 FLORIDA MANGO ROAD LAKE WORTH, FLORIDA 33461

GENERAL OFFICE: Lake Clarke Gardens Condominium, Inc. / Lake Clarke Gardens Condominium Association 965-6221
(herein after, "the Association")

Minutes of the Special Meeting of the Board of Directors Tuesday, October 27, 2009

I. INTRODUCTION

1- Call To Order

President Tom Gallo called this Special Board of Directors Meeting to order at 5:00 p.m., on Tuesday, October 27, 2009 in the Auditorium, with 10 people in the audience.

2- Proof of Notice

At the President's request, Secretary Linen provided this Meeting's Proof of Notice.

3- Roll Call to Establish Quorum

At the President's request, Secretary Linen conducted a roll call of Directors. Present in person were President Tom Gallo, Vice-President William Ouellette, Secretary Sandra Linen and Directors Ledford Cade and John T. Ramirez. Treasurer Joyce Kirkwood was present via telephone. This constituted a quorum. Also present, on stage was Property Manager Gary Tresnowsky and Association Controller Ann Arena. President Gallo then introduced Juan Castro of Florida's Choice Contracting and Terry Daly of AT Design Engineers (both present on stage).

II. New Business

Vote on a Special Assessment of \$77,434.07 for additional concrete restoration fees, including painting for Building 9.

Sandra Linen moved and William Ouellette seconded the Motion to approve a Special Assessment of \$77,434.07 for the additional concrete restoration costs, including painting, for Building 9. The complete Motion is attached and made a part of these minutes.

There being no discussion from the Board, Mr. Gallo then opened discussion to the Floor, reminding everyone that their questions were only to pertain to Building 9 Concrete Costs. One Unit Owner from Building 9, Unit 112 expressed her option regarding the project. No other Unit Owners spoke. On a roll call Vote, the Motion passed 6 to 0.

III. ADJOURNMENT

There being no further business, Sandy Linen moved and Bill Ouellette seconded a Motion to adjourn. Motion unanimously passed and Meeting was adjourned at 5:10 p.m..

Respectfully Submitted:



Sandra Linen, Secretary

Motions & Record Vote Attached

Board of Directors Special Assessment Meeting
Tuesday, October 27, 2009



LAKE CLARKE GARDENS CONDOMINIUM, INC.
BOARD OF DIRECTOR'S Special Assessment Meeting
Tuesday, October 27, 2009

**VOTE ON SPECIAL ASSESSMENT OF \$77,434.07 FOR ADDITIONAL
CONCRETE FEES (INCLUDING PAINTING) FOR BUILDING 9**

Item: 1.

I SANDRA LINEN move that the Board of Directors of the Lake Clarke Gardens Condominium, Inc. approve a Special Assessment of \$77,434.07 to pay for the additional concrete restoration costs, including painting, of Building 9, located at 2616 N. Garden Drive, Lake Worth, Florida, and that each of Building 9's 36 Condominium Unit Owners' be Special Assessed to pay their share of the Special Assessment, as shown in the table attached to this Motion. I further move each Unit Owners' share due the Association be payable in 30 days after the Notice of the Board's approval has been mailed or otherwise delivered to that Unit Owner. (Payment due by November 30, 2009.)

This motion made by: Sandra Linen

Motion seconded by: William Ouellette

<u>Vote Record:</u>	<u>YES</u> For Assessment	<u>NO</u> Against Assessment
Ledford Cade	<u> X </u>	<u> </u>
Joyce Kirkwood	<u> X </u>	<u> </u>
Sandra Linen	<u> X </u>	<u> </u>
Bill Ouellette	<u> X </u>	<u> </u>
John T. Ramirez	<u> X </u>	<u> </u>
Thomas Gallo	<u> X </u>	<u> </u>

PASSED 6 to 0

Lake Clarke Gardens Building 9

Building 9 Concrete & Painting Costs

BALANCE
**Building 9 Concrete &
 Painting Costs**

\$77,434.07

BLDG 9 UNIT #	BLDG AREA PERCENTAGE	UNIT ASSESSMENT	BLDG 9 UNIT #
101	2.90%	\$ 2,245.59	101 B
102	2.90%	\$ 2,245.59	102 U
103	3.30%	\$ 2,555.32	103 I
104	2.20%	\$ 1,703.55	104 L
105	2.40%	\$ 1,858.42	105 D
106	2.30%	\$ 1,780.98	106 I
107	2.30%	\$ 1,780.98	107 N
108	2.40%	\$ 1,858.42	108 G
109	2.20%	\$ 1,703.55	
110	3.30%	\$ 2,555.32	110 N
111	2.90%	\$ 2,245.59	111 U
112	2.90%	\$ 2,245.59	112 M
201	3.00%	\$ 2,323.02	201 B
202	3.00%	\$ 2,323.02	202 E
203	3.50%	\$ 2,710.19	203 R
204	2.30%	\$ 1,780.98	204
205	2.50%	\$ 1,935.85	205 N
206	2.40%	\$ 1,858.42	206 I
207	2.40%	\$ 1,858.42	207 N
208	2.50%	\$ 1,935.85	208 E
209	2.30%	\$ 1,780.98	209
210	3.50%	\$ 2,710.19	210
211	3.00%	\$ 2,323.02	211
212	3.00%	\$ 2,323.02	212
301	3.10%	\$ 2,400.46	301
302	3.10%	\$ 2,400.46	302
303	3.60%	\$ 2,787.63	303
304	2.40%	\$ 1,858.42	304
305	2.60%	\$ 2,013.29	305
306	2.50%	\$ 1,935.85	306
307	2.50%	\$ 1,935.85	307
308	2.60%	\$ 2,013.29	308
309	2.40%	\$ 1,858.42	309
310	3.60%	\$ 2,787.63	310
311	3.10%	\$ 2,400.46	311
312	3.10%	\$ 2,400.46	312
	100.00%		

Total: \$ 77,434.07

LAKE CLARKE GARDENS

Building 9 Concrete & Painting Costs

1. Total Concrete Contract Cost	\$245,601.99
2. Engineering Fees	\$11,619.65
3. Painting Costs	<u>\$20,400.00</u>
Total Cost:	\$277,621.64

LESS AMOUNT ASSESSED: (\$200,187.57)

Balance: Concrete & Paint Costs	<u>\$77,434.07</u>
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