

Lake Clarke Gardens Condominium Inc.

An Adult Condominium Community

2981 FLORIDA MANGO ROAD LAKE WORTH, FLORIDA 33461

GENERAL OFFICE 965-8487 Lake Clarke Gardens Condominium, Inc. / Lake Clarke Gardens Condominium Association SOCIAL DIRECTOR 965-6221

(herein after, "the Association")

Minutes of the Members Meeting of the Lake Clarke Gardens Condominium Association

Tuesday, November 17, 2009

I. INTRODUCTION

1- Call to Order.

President Tom Gallo called this Members Meeting to order at 6:45 p.m., on Tuesday, November 17, 2009 in the Auditorium, with 58 persons in the audience.

2- Proof of Notice.

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

3- Verification of quorum for each Condominium Building

President Gallo introduced the Supervisor of Elections, Marge Hill. He than asked her to establish proof of quorum for each Condominium Building. See Summary Sheet for Reserve Voting (attached and made a part of these minutes) for quorum numbers for each Building. There are 855 units, requiring 429 for a quorum for the Common Areas and 452 for the Buildings. Supervisor Hill confirmed that there were 579 persons voting either by proxy or in person, which constituted more than the required quorum necessary.

II. NEW BUSINESS

1- Vote of each Condominium Building's unit owners, with its majority voting to approve the percentage of reserves for 2010 for the Building. The results of the voting will effect each unit owner's monthly maintenance fee for 2010.

The sole purpose of this Meeting was for the vote regarding Reserves for the Common Areas as well as for each Building. Marge Hill, Supervisor of Elections, asked if anyone in the audience needed to vote. She invited the Building Representatives to join her at the voting table to review the proxies and assist with the voting.

President Gallo announced there would be a brief recess in order for the votes to be counted. Election Supervisor Marge Hill stated that would not be necessary, that she had the results. Ms.Hill then reported the results, Building by Building for the Building Reserves, Common Area Reserves and Optional Building Reserves. The detail Summary Sheet for Reserve voting is attached and made a part of these minutes. Marge Hill then thanked all those who assisted with the process for their hard work.

III. ADJOURNMENT

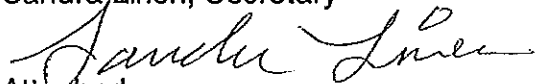
President Gallo then called for a Motion to adjourn. Unit Owner Katerine Ward stated it was a Members Meeting and they should be called upon to make the Motion. Mrs. Ward then moved and Eleanor West



then seconded the Motion to adjourn. Motion passed unanimously.
Meeting was adjourned at 6:55 p.m.

Respectfully Submitted:

Sandra Linen, Secretary

A handwritten signature in cursive script that reads "Sandra Linen".

Attached:

Certified Summary Sheet for Reserve Funding

SUMMARY SHEET FOR RESERVE VOTING

Bldg #	Total Units	BLDG Quorum #	Total # Attending	Voting In Person	Voting by Proxy	Common Reserves		Building Reservers		Optional Reserve		TOTAL VOTES	Invalid Proxies
						YES	NO	YES	NO	YES	NO		
2	36	19			28		28		28			28	
3	36	19			26		26		26			26	
4	36	19			27		27		27			27	1
5	36	19			28		28		28			28	
6	36	19			21		21		21			21	
7	60	31			33	1	32	1	32			33	
8	36	19		1	23	1	23	2	22			24	
9	36	19			24	1	23		24			24	
10	36	19			25	1	24	1	24			25	
12	32	17			23		22		13	*1-19		23	
14	39	21			28		28		28			28	
15	36	19			24	1	23	2	22			24	
16	36	19			21	1	20	1	20			21	
17	36	19			21	1	20	2	18	*2-16		21	
18	36	19			27		27		27			27	
19	36	19			26		25		25	*3-19		26	
20A	16	9			14	1	13		14			14	
20B	24	13			13		13		13			13	
21	36	19			19	1	18	1	18			19	
22	36	19			23	2	21	2	21			23	
23	36	19			24	1	23	1	23			24	
24	36	19			25		25		25			25	
25	36	19			30		28		28	*4-26		30	
26	36	19			25	2	22		21	*5-21		25	

TOTALS: 855 452 0 1 578 14 560 13 548 579

Certified by: Marge Hill Election Supervisor Date: _____

- *1-Consolidated Reserve in the Amount of \$3,840
- *2-Consolidated Reserve in the Amount of \$6,000
- *3-Consolidated Reserve in the Amount of \$4,320
- *4-Building Reserve at 3%
- *5-Building Reserve at 5%

2009 Reserve Meeting Held
November 17, 2009

ORIGINAL

Lake Clarke Gardens Condominium Inc.

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GENERAL OFFICE 965-8487

SOCIAL DIRECTOR 965-6221

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

Minutes of the Special Meeting of the Board of Directors

Tuesday, November 17, 2009

I. INTRODUCTION

Call to Order.

President Tom Gallo called this Board of Directors Special Meeting to order at 6:30 p.m., on Tuesday, November 17, 2009 in the Auditorium, with 00 persons in the audience.

Proof of Notice.

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

Roll call and Establishment of Quorum

At the President's request, Secretary Linen conducted a roll call of Directors. Present in person were President Thomas Gallo, Vice President William Ouellette, Secretary Sandra Linen, Treasurer Joyce Kirkwood and Director's John T. Ramirez, Myrna Albelo and Van Tocket. This constituted a quorum. Also present was Property Manager Gary Tresnowsky and Association Controller Ann Arena.

Announcement

President Gallo announced that a 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 2010.

II. NEW BUSINESS

Vote on approving and adopting the Budget for Fiscal Year 2010 for LCG Condominium Association and its Condominium Buildings.

Joyce Kirkwood moved and Van Tocket seconded the Motion to approve the Fiscal Year 2010 Annual Budget. A copy of the full Motion is attached and made a part of these Minutes. President Gallo called for discussion; there was none; and he then called for a roll call vote. The Budget for Year 2010 passed unanimously, 7 to 0.

III. ADJOURNMENT

This being the only item of business, President Gallo then called for a Motion to adjourn. William Ouellette moved and Sandra Linen seconded the Motion. Motion passed unanimously and the Meeting was adjourned at 6:40 p.m.



Respectfully Submitted:


Sandra Linen, Secretary

Attached:
Motion & Record Vote
Copy of Year 2010 Annual Budget

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

Special Meeting of the Board of Directors

Tuesday, November 17, 2009

II NEW BUSINESS

Item 1. Vote on approving and adopting the Budget for the fiscal year 2010 for
Lake Clarke Gardens Condominium Association and its Condominium Buildings.

I Joyce Kirkwood move that the Board of Directors of the Lake Clarke Gardens Condominium, Inc. (hereinafter; "The Association") approve the attached JANUARY 1 through DECEMBER 31 Year 2010 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 2010 income from the Association's unit owners for the Association's common area at \$1,562,146; (3) which projects for the Association's 24 separate residential condominium Buildings a 2010 total building maintenance assessment income from the Association's unit owners of \$755,214 for a total 2010 common area and condominium Buildings maintenance assessment income of \$2,317,360; 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 \$1,905,732 of projected maintenance assessment for 2010, equaling an overall total of \$4,223,092.

Operating Budget For	TOTAL AT 100% Funding	Operating Budget For	TOTAL AT 100% Funding
Bldg 2	\$167,995	Bldg 16	\$193,336
Bldg 3	\$196,027	Bldg 17	\$167,785
Bldg 4	\$176,620	Bldg 18	\$179,462
Bldg 5	\$180,726	Bldg 19	\$172,298
Bldg 6	\$177,372	Bldg 20A	\$81,815
Bldg 7	\$297,057	Bldg 20B	\$107,784
Bldg 8	\$162,227	Bldg 21	\$177,557
Bldg 9	\$176,950	Bldg 22	\$171,482
Bldg 10	\$178,529	Bldg 23	\$181,250
Bldg 12	\$151,528	Bldg 24	\$212,001
Bldg 14	\$185,359	Bldg 25	\$175,848
Bldg 15	\$184,530	Bldg 26	\$167,555

This Motion made by: Joyce Kirkwood

Motion Seconded by VAN TOCKET

Tally of Votes: YES HH 11 NO _____ Names(s) _____

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

PASSED 7 to 0