

LAKE CLARKE GARDENS CONDOMINIUM, INC.
MANAGERS REPORT

Gary Tresnowsky, LCAM
Property Manager

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The concrete restoration work is moving along. They are currently working on Buildings 16, 17 and soon 18. Building 16 should be done by the end of this week. If you have any questions in regards to the work being done contact me in the Office.

The painting of Building 16 is going along real good. They should be done with this Building soon. They will be starting the painting on Building 17 Patios by the end of this week. Again please call me with any concerns or questions.

The seal coating has been completed, except for Buildings 16, 17 and 18. They will do those after the construction trailers are removed. For a small company I think they did a really good job.

I was given direction by our Insurance Agent Jett Pinkey to pursue getting FEMA to reclassify the buildings on the canal to being in a non flood zone. This would help the unit owners in those buildings get mortgages without buying flood zone insurance. I have a company that will do this for \$360.00 per Building. That's only \$10.00 per unit owner to get rid of this headache for them. I know some people say they can just go to the County and get some type of form to give to the Mortgage Companies but if we can help the unit owners get rid of this problem, I say we do it. Or we can let each building decide if they want to spend the \$360.00 for their building to do this. This is only regarding the ten buildings on the south side along the canal.

The West Pool deck work has been completed. Due to the deck area being unlevelled, we had to have the company build a wall and add in more crushed concrete and sand. This was not part of the original contract. This turned out to be a beautiful deck. We still have to put landscaping in and also add some pool furniture to this area.

The Communications Group is still meeting with and negotiating a contract with Comcast Cable and others. We met with our representative Jennie Rios on 1/26/09. In February she will be bringing at least two companies here to talk to us about what they have to offer.

Our maintenance men continue to do work around the community. For the month of December and January there has been approximately 191 work orders called in for things like leaks, washer & dryer problems, doors and a lot of drain backups, just to name a few.

Thanks,
Gary