

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 finishing up some punch list items on Buildings 24 & 25. They have mobilized and set up scaffolding for Buildings 16, 17 and soon 18. They have started to remove the screen enclosures on Buildings 16 & 17.

We have hired a new painting company. The name of the company is Alpha Painting out of Pompano Beach, Florida. We reviewed four bids for this project and feel that we have chosen a good company to complete our painting project. We are getting better quality paint, a longer warranty (8 years) and we are getting the ground floor walkway sandblasted all for the same price that we were paying the previous painting company.

Our maintenance men continue to do work around the community. For the month of October there has been approximately twenty five work orders called in for things like leaks, washer & dryer problems and doors just to name a few. All of the work orders have been taken care of in a timely manner. We continue to ask all residents to call or come in and fill out a work order. That way we have a paper trail and we can follow up on your requests better.

In regards to Comcast Cable Company we have decided to hire a professional consulting and negotiating company. They will get us the best offer out there in regards to cable TV. The only pay they get is 25% of any savings that they save the Community. This is in the early stages so I will report more as information comes into me.

Another issue that has come up from the last meeting was what we do for a Landscaping Company. I received five bids from other companies ranging from \$75,000 per year to \$150,000 per year. I was looking at ways to save money for the Community. Right now I have a good working relationship with TSM our current Landscaping Company. They want to keep us as customers so they were able to reduce their fees from \$109,000 per year to \$96,000. I recommend that we stay with TSM under their new contract terms.

I am also getting some new bids for seal coating the parking lots and painting the car bumpers and stripes. I will keep you informed of the progress made on this task.

Thanks,
Gary