

LAKE CLARKE GARDENS CONDOMINIUM, INC.
MANAGERS REPORT

Gary Tresnowsky, LCAM
Property Manager

November 14, 2008

After finally receiving the go ahead from Palm Beach County Permit Department the concrete restoration work is moving along. They are currently working on Buildings 16, 17 and soon 18. I have seen some residents walking around the grass areas where they are working, Please don't do that it's very dangerous. Chunks of concrete are falling all over the place and you could very easily get hit in the head. If you have any questions in regards to the work being done contact me in the Office.

So far I have been pleased with the new painting company. Anything that I have asked them to do or go back and do they have done with no problem. They are currently finishing up Building #24 and beginning work on Building 25. Again please call me with any concerns or questions.

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.

We have hired Chief I to do the seal coating of the parking lots for a cost of \$47,200.00. We are really asking all the unit owners to bear with us during this process. Any help that you can give us to move cars around will be greatly appreciated.

I have received three bids for the expansion work of the West Pool deck. After meeting all the companies I would recommend that we use Triple M Brick Pavers, Inc. for a cost not to exceed \$6,000.00, depending on what type of pavers we choose.

I have been working with Terry Daily from AT Designs to do what ever it takes to finalize the work on the Gazebo and get the County to sign off on it. After that we can then have some nice lights installed.

The last thing is that I want to remind everyone that per the Condo Docs. there is a process that needs to be followed when ever you want to make any changes on your Condo. It is very important to come to the Office and fill out the proper paperwork/application for any changes. Then your request must be approved by me and the ARC Committee. Your attention to this process will be appreciated.

Thanks,
Gary