

LAKE CLARKE GARDENS CONDOMINIUM, INC.
MANAGERS REPORT

Gary Tresnowsky, LCAM
Property Manager

February 18, 2009

I would like to congratulate all the Board Members that have been reelected and I welcome William (Bill) Daley on board. I would also like to congratulate the new Board Executive Committee. I am looking forward to working with them in regards to maintaining and enhancing the beauty of our Community.

The concrete restoration work is moving along. The concrete work and the painting have been completed on building 16, this work has been inspected and approved by the Palm Beach County Building Department. The concrete work is almost finished on building 17 and the painting has begun. There is still a lot of work to be done on Building 18. Based on all of the Professionals opinion building 18 is the worst they have seen in regards to concrete restoration. The scaffolding will be going up on building 9 next week. We only have three more buildings to go and then we will be done.

I went to the Palm Beach County Building Department to investigate our flood zone issue. I was told that based on there information and maps that we are in a Zone B. The federal government does not require this zone to have flood insurance. However the financial institutions, at their discretion, can request a unit owner to have flood insurance. I received paper work stating this opinion. Based on this information it is my recommendation that the Association does not pursue this issue with flood insurance and if a Unit Owner has a problem with this issue, with their financial institution, then that would be their responsibility to take care of. I will provide a copy of the County form to any Unit Owner that requests it.

Speaking of water, we are currently in a major drought situation. Due to not having any significant rainfall in quite some time our lake is getting low. We have to cut back on running the sprinklers and we encourage everyone to conserve water where ever they can. The outlook for the near future and especially this summer is looking very bleak in regards to rainfall. At this point we need the Buildings to water any new plants they have around their buildings, they can't rely on the sprinklers to help them. I have heard reports , nothing formal yet, that the city/county is talking about reducing watering to one day per week.

The Cable Committee met with The Communications Group and a Provider on 2-17-09. I have given a copy of their contract to each Board Member for your review. We are still working on this issue. We have one or two more providers to meet with. Then we will discuss all of our options.

Thanks,
Gary