

LAKE CLARKE GARDENS CONDOMINIUM, INC.
MANAGERS REPORT

Gary Tresnowsky, LCAM
Property Manager

March 24, 2009

The concrete restoration work and painting is moving along. The concrete work and the painting have been completed on building 16, except the bottom walkway will be repainted. The concrete work has been finished on building 17 and the painting is almost done on this building. The concrete work on Building 18 is winding down. Alpha has started painting on the patios of building 18. Florida Choice has begun preparing building 9 for the concrete restoration work. We only have three more buildings to go and then we will be done.

The Cable Committee will be meeting with The Communications Group on 3-30-09. We will be discussing all of our options with all of the Companies that we have met with.

The Elevator Committee has been meeting with different companies to secure a more comprehensive contract and also at a lower fee. We are currently contracted with Otis Elevators until June of 2010 but as a result of looking into this we found a flaw in their contract that may let us get out of it. This could get very costly with legal bills so the direction we are going in is to complete our current contract with Otis and then get bids for a new elevator company in 2010. The issue that we still need to work out has to do with the State required inspections of the elevators. We still have more work to do on this issue so at this time we don't need to take any action on the elevator contract situation.

I have been working on all of our phone bills with AT&T. We currently get a separate bill for each elevator phone and the Office phones. I have been able to get all of our phones consolidated into two separate bills. One bill for all the elevator phones and one bill for the Office phones. This will help Ann out a lot in the accounting department with the phone bills. AT&T has also worked up a program for us that will allow us to get and apply discounts to our phone bill. In order to get accepted into this discount program we have to sign a three year contract to stay in it. If we do this we would drop our cost from \$14,276.00 to \$9,993.31 per year. Our savings on the phones would be \$357.00 per month or \$4,284.00 per year. We would also receive another discount of \$30.00 per month from a forwarding feature that we currently pay for.

The maintenance men have done 79 work orders since the last Board meeting. They also have been involved in a lot of landscaping projects. We have painted all the walls and buildings around the lake. I am scheduling our men to cut all the palm trees around the community. The other trees will have to be done professionally in order to adhere to the County codes on tree trimming. Right now we are working on a project to help building 14 find a possible water leak in their building. The water bill at this building keeps going up. We have been fixing a lot of old drain pipes inside the walls and also cracks on walkways and catwalk ceilings. We still have a major water shortage so we can only run the sprinklers for short periods of time.