

LAKE CLARKE GARDENS CONDOMINIUM, INC.
MANAGERS REPORT

Gary Tresnowsky, LCAM
Property Manager

September 15, 2009

The concrete restoration work is moving along. They are finishing up the installation of the screen frames on Building 10. Please do not install any shutters or windows on the balconies until the Palm Beach County Inspector gives the go ahead. I will post a notice on the Buildings Bulletin Board when it will be ok The only thing left to finish on Building 9 is some post and railings along the walkways and a little bit of overhead. There is still a lot of railing and overhead work to be done on Building 10. They will begin installing the screen frames on Building 20A next week.

The painting of Building 9 is not complete. I met with the owners of the painting company in regards to the tint of the color of paint. They agreed that there is a problem and agreed to repaint the whole building with a darker tint in the paint. All of the patios have been painted on Building 10. They started painting the patios of Building 20A today.

They are still working on trimming the trees around the Community. This seems to be a very slow process this year. I will be looking into this issue for next year.

In regards to the new Comcast Cable contract, our consultant and our attorney have been working on this to get all of the verbiage right and to get the protections in for our Association. We should have a contract in our hands with in the next few days, according to Chris Merrill. The report that I got on this date 9/15/09 was that the final issues are being addressed and we should have a contract in our hands to sign with in the next few days. The deployment (delivery) of the boxes to all unit owners is scheduled to begin in late October. The current cable fees will remain in effect until after the completion of the service being installed. Our Cable Consultants also are working on getting our Community Chanel upgraded right away with Comcast. Comcast is waiting on a part to be installed on our system.

The maintenance men have received 40 work orders since the last Board meeting. They have completed 35 of those work orders. The men have been working hard on the common area bathrooms and pool areas. The West Pool area is now completed with a fresh coat of paint, new tiles and new beautiful LCG wall logos (developed by Tom Gallo) that go with our new color scheme of sand dollar and red. I have been keeping Channel 63 updated and also the LCG website. All the latest minutes, newsletters, activity calendars are on the web site. I also (with the help of Gary McBride Bldg. 4) have published a lot of pictures of the LCG improvements on the web site, check them out. The Office Women have been working very hard at processing a lot of contracts for sales of Units in the last month. There have been very few Architectural Applications submitted to the Office. Most of them are just for installing tile or wood floors. We continue to check and maintain the sprinklers.