

Lake Clarke Gardens

Newsletter

24-Hour Emergency Number (561) 262-4205

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JANUARY, 2008



PRESIDENT'S REPORT



As we start the New Year we can all look back at what we have accomplished during 2007, some good things and some things not so good.

1st. We repaired the area around the lake that was badly broken.

2nd. The painting of the buildings with the color change from white to light tan is about half complete.

3rd. Buildings 12, 14, and 15 concrete work has been pretty much completed and work has begun on building 21. Buildings 22, 23, 24, and 25 will follow in that order.

4th. The roof on Building 24 appears to be in pretty good shape and probably will not have to be replaced very soon.

5th. During the later part of the year we purchased some new equipment that now allows us to do many of the repairs ourselves rather than hiring a contractor, thus saving us money.

6th. We are presently repairing damaged eaves, removing old shutter hardware, doing stucco

repairs and painting areas that need repainting that we couldn't do previously.

7th. A new kitchen was installed in the Auditorium, the restrooms are in the process of being remodeled and the card room will be repainted.

8th. The Shuffleboard courts and the Golf Putting course has been refurbished and finished.

9th. Landscaping has started in the common areas and will soon be moving to the fronts of buildings on the north side of the property, buildings 2, 3, 4, 5, 6 & 8.

10. A contractor has been selected for the railing project on building 7. Permits have been applied for and fabrication has begun. But we still wait for the County to issue the Building Permits. (What else is new)?

11. Concrete walkways have started to be replaced, cracks in walls are being repaired,

12. The west pool area has been repainted and plans are being made to enlarge the area around the Bar-B-Q area with additional tables and chairs.

13. Painting of the walls around the lake has already started.

In short, repairs are being made everywhere, and we intend to keep at it.

Now for some things that I wish I didn't have to say.

Some of the residents seem to think that the Condominium Association has to fix everything that goes wrong in, or on their unit. NOT SO!

Your Balcony is a "Limited Common Area", you have exclusive use of the balcony, and you have to maintain anything that you put on the balcony. You also have to maintain the sliding doors, windows, tile or carpet on the floor, hurricane shutters, sunshades and the painted areas. These areas, although maintained by you still have to meet (Continued on page 2)

(Continued from page 1)

the requirements of the Condominium Documents, By Laws, and the Rules and Regulations of the Association. ALL OWNERS had a copy given to them when they purchased their units. If you are not sure about something ASK at the Association Business Office.

Also, It seems that some residents believe that they can park their cars in any empty space that they can find. Not So! All Residents have one space assigned for their unit. If there is a second car it must park in a guest space. ONLY TWO (2) cars may be registered per unit. You cannot use someone else's space just because the person is out of town without obtaining a permit from the office with the proper documentation.

Please do not do anything that may help to have the final inspection by the County Building Dept. fail. We cannot alter the integrity of the screen enclosures or the newly finished concrete rehabilitation.

John W. Wilson

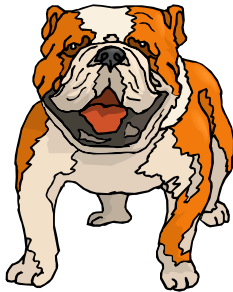
Bldgs. 23, 24, 25 Next for Concrete Work; (Board) Candidates Night Scheduled to be January 24, 2008

By Warren I. Paul

Unit Owner Sandra L. Linen was elected to the Board of Directors of the Lake Clarke Gardens Condominium, Inc. / Lake Clarke Gardens Condominium Association (hereinafter, "the Association") at the Board's Tuesday, December 18, 2007, Regular Meeting in the Auditorium, with 21 persons in the audience. Mrs. Linen was elected by the Board, 5 to 0, to be its ninth member.

Mrs. Linen will serve until the Association's next Membership Annual Meeting, which will be Tuesday, February 12, 2008. All incumbent Directors whose terms expire at that Annual Meeting can run for reelection. A unit-owner candidate for a Board Director's position must file his or her "Notice of Intent" in the Association Office by 5:00 p.m. Thursday, January 3, 2008. Also, if desired, a candidate may submit to the Association Office by no later than 5:00 p.m. Tuesday, January 8, 2008, autobiographical information and/or a statement, all to be on one side of an 8-1/2 by 11-inch sheet; a copy of that sheet will be included in the Second Notice of the Annual Meeting packet sent to the owners of all Lake Clarke Gardens units. Four of the nine current Directors (Jerome J. LaPenna, Altagerges G. Ortiz, John T. Ramirez, and John W. Wilson) will continue their terms on the Board. The other five Director positions (those of Ledford W. Cade, Joyce T. Kirkwood, Sandra L. Linen, Warren I. Paul, and Katherine J. Ward) will become vacant and are to be filled by Board candidates (three for 3-year terms, two for 1-year terms). If only five qualified unit-owner candidates file, all will be automatically "elected," and there will be no actual election. [The four Officers (President, Vice President, Secretary, and Treasurer) for 2008-2009, all Board Directors, will be elected by the members of the new Board at an Organization Meeting after the Association Membership Annual Meeting.] Shortly after January 3, 2008, a list of the unit owners who have filed as Board
(continued on page 3)

NO PETS OR MOTORCYCLES



**ON LCG PROPERTY - THIS
INCLUDES GUESTS**

Board of Directors

PresidentJohn W. Wilson
Vice President.....Ledford Cade
Secretary.....Warren I. Paul
Treasurer.....Katherine Ward
Director.....Sandra Linen
Director.....Joyce Kirkwood
Director.....Al Ortiz
Director.....Jerry La Penna
Director.....John T. Rameriz

Sandra Linen Elected 9th Director;

(continued from page 2)

Candidates will be posted on the Association's official bulletin board by the Office, on every Building's bulletin board, and on cable Channel 63.

If six or more candidates file for the five Board positions, there will be an election. In that event, as in January 2007, all candidates will be asked to attend, speak briefly, and answer questions at a Candidates Night scheduled for 6:30 p.m. Thursday, January 24, 2008, in the Auditorium. Unit owners are to submit their questions in writing, with their names identified with each question, to the Association Office by 4:00 p.m. Wednesday, January 23, 2008. A question can be asked of every candidate, or the questioner can specify one or more individual candidates to answer a question.

Building Groups Rescheduled

At the Board's December 18 meeting, President John Wilson announced that the 3-Building group of Lake Clarke Gardens Buildings 23, 24, and 25, originally scheduled to have concrete restoration and painting work done after the group of Buildings 16, 17, and 18, has been rescheduled to have that work done prior to the work on the Buildings 16, 17, 18 group. Actual and projected dates with regard to the concrete and painting work--and the related necessary special assessments--for those and other Buildings are presented in a separate article in this Newsletter issue.

Cable Channel 63, which displays messages for Lake Clarke Gardens residents, now also has an audio dimension, though apparently sometimes the volume on individual television sets must be adjusted. Music accompanies the messages--Christmas music during the days just past, and for present and future days English-language ballads, Finnish polkas and vocals, bluegrass, rock, and other types of music.

Many residents also very much appreciated the beautiful Christmas and holiday light and other displays brightening our community between Thanksgiving Day and New Year's Day. The colorful common-area light displays were once again put up by the Association's workers, except

for the display in the enclosed area in front of the Card Room, which was done by Activities Office volunteers. Other volunteers created residential Buildings' displays. For public acknowledgement, the names of all those volunteers were requested, but only three Buildings submitted display-creators' names to the Office: Building 24: Pierre Brisson, who by himself created that Building's particularly outstanding display. Building 3: Bill Golden, Eino Salo, Paul Sjöholm, Phil and Joyce Kirkwood. Building 17: Pete and Claire Viens, and Karen and Ledford Cade.

Correction of information in the November 2007 LCG Newsletter: Joyce T. Kirkwood's full middle name is Tenhunen.

New Director Linen at LCG since Jan. 2006

Sandra L. ("Sandy") Linen and her husband, Alan, have owned Unit 407 in Building 14 since January 2006, when they moved to Lake Clarke Gardens from the Shore Side Condominiums in Lantana. Married 35 years, Sandy and Alan have been year-'round residents of Florida since 1995, the year they moved to Lantana from New York State.

Mrs. Linen is Building 14's Building Representative. To stay aware of what is happening in our community, since January 2006 Mrs. Linen has made it a point to attend meetings of the Association's Board of Directors and other Association activities and committee meetings.

Mrs. Linen and her husband both worked for the Grand Union Market company in New York, Sandy as a Delicatessen Manager for 18 years, and Alan as a tractor-trailer driver for 20 years. In South Florida, Mrs. Linen was the Manager of the Hess Service Station's Quick-Serve Restaurant at the corner of Congress Avenue and Lake Worth Road, Lake Worth, for four years until she retired earlier this year.

"I love Lake Clarke Gardens," says Sandy, "and I hope our condo is our last home."

Attend the Board Meetings

JANUARY MEETINGS



January 2008
CARD ROOM

Thursday 3 Building Reps. 10:30 a.m.

AUDITORIUM

Tuesday 8 Executive Committee 6:30 p.m.

AUDITORIUM

Tuesday 15 Board of Directors Regular meeting 7:30 p.m.

AUDITORIUM

Thursday 24 Meet the Board Candidates 6:30 p.m.

The Architectural Review Committee meets every Wednesday at 10 a.m. in the Card room

VOLUNTEERS NEEDED

Lake Clarke Gardens is in need of volunteers for the following committees:

ARCHITECTURAL

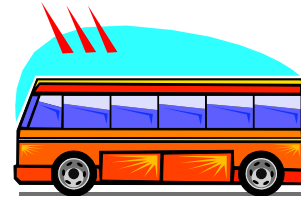
SCREENING

FINING

GROUNDS

RESALES AND RENTALS

WE ARE ALSO IN NEED OF RESIDENTS TO BE ON THE EMPLOYEES COMMITTEE, THE BUDGET COMMITTEE AND THE CENSUS COMMITTEE AND TO VOLUNTEER TO HELP IN THE BUSINESS OFFICE FOR MAILINGS AND MISCELLANEOUS OFFICE CHORES. CONTACT THE BUSINESS OFFICE.



The LCG bus leaves every Wednesday and Friday from the LCG Recreation office to Publix at 9:45a.m.

BUILDING REPRESENTATIVES

Names of Building Representatives are underlined. Names of Alternates are listed below the name of their Building Representatives.

Please call the office with corrections.

President:	Liz Tiedeman	967-0206
Vice President:	Ed Barbano	967-9995
Secretary:	Roberta Gilfillan	439-2909

<u>Bldg./ Unit</u>	<u>Representative</u>	<u>Phone</u>
02-310	Shirley Schuddekof	967-2552
03-210	<u>Joyce Kirkwood</u>	649-9810
03-110	Margaret Hill	969-1780
04-202	<u>Gary McBride</u>	678-480-6344
05-303	<u>Mark Palios</u>	312-3729
06-104	<u>Lorraine Petrozza</u>	357-3269
06-201	Maila Talikka	434-3133
07-115	<u>Helen Roach</u>	641-8078
08-110	<u>Gerry Benoist</u>	966-8984
09-208	<u>Liz Tiedeman</u>	967-0206
09-211	Toni Northcutt	969-3125
10-		
12-403	<u>Tom Gallo</u>	439-9529
14-		
15-309	<u>Harold Coakley</u>	309-686-0851
16-312	<u>Gladys S. Gonzales</u>	434-5728
17-303	<u>Karen Cade</u>	357-8765
18-205	<u>George Robertson</u>	965-2666
18-303	Arvid Johnson	966-8460
19-202	<u>Jerry Kleier</u>	965-8585
19-309	Donna Arendt	432-8415
20-A-203	<u>Connie Summer</u>	966-8441
20B-101		
21-		
22-311	<u>Charles Badgley</u>	439-5113
22-205	Betty Cato	439-5994
23-203	<u>Al Townsend</u>	966-1607
23-303	Ed Barbano	967-9995
24-310	<u>Larry Bush</u>	966-5537
25-102	<u>Roberta Gilfillan</u>	439-2909
25-304	Jody Lesniak	439-0958
26-112	<u>William Ouellette</u>	965-9848

Blood Pressure

Tuesday January 8

10 a.m. – 11:30 a.m.

Card Room



Koffee Klatch

EVERY WEDNESDAY

8:30 a.m. – 10:30 a.m.

Card Room

Volunteers to Help Needed

PUTTING AROUND



The Putting Course is now finished
and open.

Please Drive slowly while
on Lake Clarke Property

and please tell your
guests

COMMITTEES

Architectural Review

Sandra Linen

968-2334

Budget

Katherine Ward, Chairman

433-2182

Building Reps

Elizabeth Tiedeman, President

967-0206

By-laws & Documents

Jerome LaPenna, Chairman

969-0805

Buildings & Roofs

(Lake Walk & Wall)

Ledford Cade, Chairman

357-8765

Code Enforcement

(Safety & Security)

John Ramirez, Chairman

649-6276

Covenants Enforcement

(Fining)

Jody Lesniak, Chairman

439-0958

Grounds

Joyce Kirkwood

649-9810

Hearing

(Appeals)

Henry Hubinger, Chairman

642-8221

LCG Newsletter

Hiecki Perttu

966-9270

Recreation & Activities

Al Ortiz Chairman

969-0013

Recreation Office

Carma Whitbeck

965-6221

Margaret Pierson

963-6523

Resale & Rentals

John Ramirez, Chairman

649-6276

Screening

Employee Relationships

BRIDGE



EVERY FRIDAY
AT 1:00 p.m.
EVERY MONDAY
7 P.M.

In The Card Room

IF YOU FEEL LIKE YOU'VE FAILED
IN LIFE, YOU PROBABLY HAVE.

Watercise

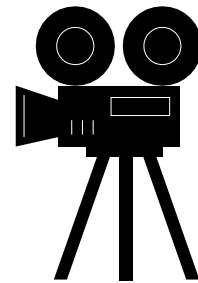


Tuesdays 10 a.m.
West Pool

**Kravis
Center**

January 29 - 1:30 p.m.
Contact the Recreation
Office

MOVIE TIME



MONDAYS
AT 1:00 p.m.
AUDITORIUM

LUNCH BUNCH

January 17
12:30 p.m.

LIMITED SEATING ON
BUS - MUST MAKE
RESERVATIONS IN THE
RECREATION OFFICE
Hurry! Hurry! Hurry!

**BLDG. REPS. PLEASE
PICKUP YOUR
NEWSLETTERS**

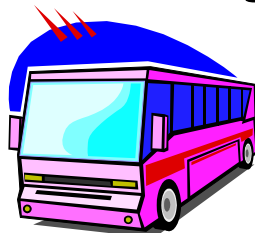
BINGO

**EVERY WEDNESDAY
7:00 p.m.
In The Auditorium**

**MAKE ALL THESE THINGS AND
ALL THE ACTIVITIES POSSIBLE.**

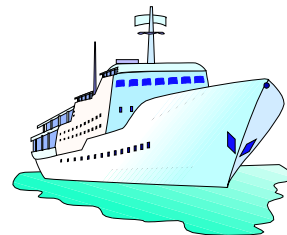
**BUILDING REPS.
MEETING
January 3, 2008
10:30 a.m.
Card Room**

**Trips to
Boynton Mall or
Walmart must have a
minimum number of
passengers. If not, the
bus will not go.**



**Tuesday January 15
At 9:45 a.m.
Get Bus by the
Card Room**

Palm Beach Princess



**January 31, 2008
Contact the
Recreation Office**

**A BIG THANKS
TO OUR VOLUNTEERS IN THE
RECREATION OFFICE FOR
VOLUNTEERING THEIR TIME TO**

**Canasta
EVERY THURSDAY
AT 1 P.M.**

IN THE CARD ROOM

Arts & Crafts

The LCG Arts & Crafts League

will begin on MONDAY, NOV., 5, 2006
from 9:00 a.m. to Noon
in the card room.

Bring your favorite project
or learn something new.

Painting – Knitting
Crocheting – Quilting
Wood carving etc.

For Information Call: Joan at
641-4889

THE BUSINESS OFFICE - IT MAY
HAVE TO BE MOVED!

International Dinner



We are planning an
International Dinner for
Saturday January 26, 2008

Lake Clarke Gardens is blessed by having
many different ethnic groups and we
thought this would be a lovely way for all
of us to meet and share the various foods
from around the world.

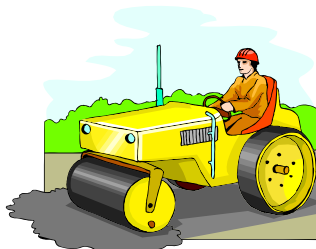
Contact the Recreation Office for Info.

Bookmobile

12 Noon - 1 p.m.

January 2 - 16 - 21 - 30

We Don't Want to Tow Your Car!



IF YOU LEAVE YOUR CAR HERE
FOR ANY LENGTH OF TIME
PLEASE LEAVE YOUR CAR KEYS IN



ALL RESIDENTS
PLEASE
PARK IN YOUR ASSIGNED
PARKING PLACE, NOT IN
A GUEST SPACE OR
ANOTHER RESIDENTS

**SPACE WITHOUT
AUTHORIZATION!**