

Lake Clarke Gardens

Newsletter

John Wilson Editor

24-Hour Emergency Number (561) 262-4205

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Web Site WWW.LAKECLARKEGARDENS.COM

OCTOBER, 2007

President's Message



Well, here we go again. The Board of Directors has decided to turn the reins of LCG over to me, and I promise I will put a full effort into the job.

First, I personally want to thank Katherine J. Ward for all her endless hours as President of Lake Clarke Gardens, and also for the effort she has put into every position she has held on the Board of Directors. We all owe her a great deal of gratitude.

I, for one feel that she is one of the most honest, and dedicated people we've had on the Board. Thanks Kate. All the Board members deserve a big hand for all the time and work given to LCG. CLAP! CLAP!

Next, I think that it is important to remember that any position on the Board of Directors is voluntary, and that being on the Board of Directors is a very time consuming, frustrating, unrewarding job, and as President it is even more so.

Many things that happened in the past are just that, in the past. We are looking ahead, we have to finish the rehabilitation program that was started by previous Boards and is almost half completed. It is important to remember that we cannot go on trying to maintain a status quo in maintaining the property; it's a losing proposition. We have to rehab the property and keep it maintained. We can't allow the property to deteriorate like it has in the past.

Yes, as long as you keep voting for "NO RESERVES" on the yearly budget, there will be more Special Assessments. I remind you that the No Reserves vote was overwhelming. You cannot live

anywhere without expenses for maintenance, upkeep, utilities, and services. If you want reserves, vote for them. If you don't want reserves, then don't vote for them.

Some of the things that must be resolved are: More landscaping, property management, Putting Course, a review of the Association Documents, By-Laws, and Rules and Regulations, and possibly updating them. There are also some unfinished projects that are ongoing.

We should also be more diligent in selecting contractors and vendors. We cannot just give these contracts out without proper documents, licenses, permits, insurance and bonds. If contractors want to do business with LCG, then they must comply with our rules, not theirs.

Every time a resident who wants information that requires legal consultation or opinions, this cost has to be born by the rest of us who overall have to pay the legal bills. Some of our residents seem to think that it is funny to have the Board Members spend all their time catering to their every whim. All residents were given a copy of all our documents when they purchased their units. READ THEM. There have been some amendments and/or changes to the documents, copies are available in the LCG Business Office.

This Newsletter will be my last; I don't have the time to put them together. Anyone interested in putting one together, come into the office or call me and we can talk about it.

THANKS FOR ALL YOUR SUPPORT

JOHN WILSON

HALLOWEEN



THE NEW BOARD OF DIRECTORS

PRESIDENT.....JOHN W. WILSON
VICE-PRESIDENT.....LEDFORD W.CADE
SECRETARY.....WARREN I. PAUL
TREASURER..... KATHERINE J. WARD
DIRECTOR.....JOHN TEXIDOR- RAMIREZ
DIRECTOR.....JEROME J. LaPENNA
DIRECTOR.....ALTAGERGES G. ORTIZ

On the property we have hired three (3) new employees in the maintenance department.

Bridge



Every Monday at 7:00 p.m.

Every Friday at 1:00 p.m.
Card Room

**BE SURE TO WEAR
YOUR
BLUE OR RED TAG
WHEN USING OUR
RECREATION FACILITIES
IN THE**

**SWIMMING POOLS, EXERCIZE ROOM, POOLROOM,
LIBRARY, ETC.**

**NO PETS ARE ALLOWED
ON LAKE CLARKE**



**GARDENS
PROPERTY**

LCG'S LENDING LIBRARY

We welcome our new comers and those returning. No wet bathing suits, food or drink is allowed in the library. A parent or another adult must supervise young children. Returning snowbirds will notice some changes. Full timers especially appreciate our library and I hear this often. When you enter please sign in on the sheet provided, it counts. On the counter there is a place for new arrivals and to return what you have borrowed. Also take "note" of the sign listing donations we accept. The first long table is for putting puzzles together. Add apiece or more. We have many good books and the shelves holding bigger novels has increased. Dividing our two sections is a long glass and chrome shelf. Here you will see newspapers, videos and photo books. The next section has a variety of books, games, and references. Those returning will notice a new addition. The long table holds big books with information concerning "By Laws".

IMPORTANT: Reference books meaning ALL must remain in LCG'S library and are NOT for lending. Please no exceptions. Cooperation is appreciated.
Wilma H. Haas 9/207

Board of Directors Elects Wilson President, Cade Vice President, Ward Treasurer at Sept. 25 Meeting, and Selects Contractor to Install State- Required Double-Jack- Cylinders in 17 LCG Buildings' Elevators

By Warren I. Paul

At its Tuesday, September 25, 2007, Regular Meeting, the Board of Directors of the Lake Clarke Gardens Condominium, Inc. / Lake Clarke Gardens Condominium Association (hereinafter, "the Association") unanimously (7 to 0) elected John W. Wilson President, Ledford W. Cade Vice President, and Katherine J. Ward Treasurer, with each Officer to serve until the Association's Membership Annual Meeting Tuesday, February 12, 2008. Warren. I. Paul continues as Secretary. All four Officers continue as Directors. Although Directors are elected at large by the Association's unit owners, Officers are elected by the members of the Board.

Mr. Wilson, formerly Vice President, succeeded Mrs. Ward, who now fills the Treasurer's position left vacant when Sergio M. Palacio resigned from the Board August 7, 2007. Besides the four Officers, the other current Board Directors are Jerome LaPenna, Altagerges G. Ortiz, and John Texidor Ramirez.

During the September 25th meeting's Unfinished Business, after voting 7 to 0 to remove the Contractor-selection-motion from the table, the Board voted 7 to 0 to select U. T. Elevator Repair, Inc., to replace single-jack-cylinders with the State-required double-jack-cylinders in the elevators of Buildings 2, 3, 4, 5, 6, 8, 9, 10, 15, 16, 17, 18, 19, 21, 22, 23, and 25. The elevators in Buildings 7, 12, 14, 20B, 24, and 26 already have double-jack-cylinders, and the two-story Building 20A has no elevator.

In New Business at the meeting, the Board voted 7 to 0 to resurface the Putting Green by using sod instead of sprigs. The Board voted 5 to 2 (Mr. Cade and Mr. Wilson voting "No") to table selecting a Contractor (to resurface the Putting Green) until

additional bids can be obtained to be considered with the single bid submitted. After considerable discussion, the Board then voted 6 to 1 (Mr. Ramirez voting "No") to table a motion to terminate the Association's contract with Delta Management Systems, which provides a Community Association Manager (CAM)-licensed Property Manager for the Association.

During the meeting's Reports, then-President Ward reminded the 70 audience members that "Nobody, *nobody*, is to enter an apartment that they don't have documented proof that they are responsible for." Also, she said, a unit owner, and/or the Building Representative, is to notify the Office whenever a guest stays in the unit owner's condominium unit. As Safety and Security Committee Chairperson, Mr. Ramirez reminded everyone that no one is to park in any unit owner's space other than his or her own unless he or she has written permission from that other unit owner, with a copy on record in the Association Office, to park in that other unit owner's space. Further, said Mr. Ramirez, when walking after dark, wear light clothes and carry a flashlight and, in case you are hit by a vehicle, identification. Moreover, he noted, drought-related water restrictions are still in place, so the normally allowed 8:00 a.m. to 5:00 p.m. Saturday/Sunday car washing at Lake Clarke Gardens is still prohibited.

During the meeting's Good and Welfare part, in response to a question about the disposition of the aluminum in the screens removed from Building 15 during the current concrete restoration work, Mrs. Ward said the metal had been collected by the Association and sold, with the money thus earned going into the LCG Operating Account. Mr. LaPenna, who attended by telephone, hung up his telephone during Good and Welfare. The Board voted 6 to 0 at 8:34 p.m. for President Wilson to adjourn the meeting.

In other Lake Clarke Gardens news, the Association has hired three new Maintenance employees.

BINGO

EVERY WEDNESDAY

7:00 p.m.

In The Auditorium



Koffee Klatch

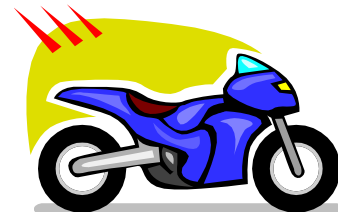
We're Back
EVERY WEDNESDAY
8:30 a.m. - 10:30 a.m.
Card Room

LUNCH BUNCH

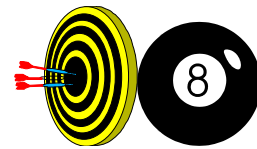
JOSIE'S
RESTAURANTE
OCTOBER 18TH.
12:30 p.m.

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

No Motorcycles are



Allowed on Lake Clarke
Gardens Property



Pool Room



&

Darts

Why not a game of Pool or Darts? We have beautiful, well-maintained tables and an Electronic Dart Board. Use them.

Letters to the Newsletter

If anyone wants to knit baby hats for newborn babies at St. Mary's Hospital, the instructions can be picked up at the Activities office. We also knit squares (6x6) for lap robes for the Veteran's Facility. Come on - get your needles clickin.

Thank you for the nice First Aid kit placed in the Kitchen.

Some things that are going on at Lake Clarke Gardens:



- We have just repaired a "sink hole" on the south side of Bldg. #8, caused by a broken sprinkler pipe.
- Painting the railings around the West Pool area and repair some minor cracks.
- We will be repairing broken sidewalks and other miscellaneous concrete repairs throughout the property.
- Hopefully the Bar- B-Q Gazebo roof will be back in place within the next few weeks.
- In the hope of reducing the hiring of contractors, we are investigating the cost of several pieces of "equipment" that can be used by our employees so that we do not have to hire a contractor.
- We are having trouble hiring a contractor to refurbish the "Putting Course". We hope to have this resolved before the next Board of Directors meeting.
- We are looking toward dressing up the property with landscaping, paint and repairs.
- We will be installing Bicycle Racks at both Pool areas very shortly.
- We will be replacing some of the furniture in the Recreation Office.
- We have just signed a contract to have all elevators that need to be updated, as required by the state. This action will require a special assessment. ♦



We Need Many Volunteers in the following areas:

- Newsletter Editor
- People to help with mailings.
- Residents to put bulletins on the building bulletin boards.
- Building Reps.
- All residents from each building to keep an eye on the contractors who are here everyday.
- Architectural Committee
- If you see something that just doesn't seem right,
CALL THE OFFICE

Drive Slowly, this is a senior community, we don't move as fast as we used to.

**PROJECTED DATES (Revised 10/02/07) RELEVANT FOR THE REMAINING
13 LCG BUILDINGS' CONCRETE RESTORATION AND PAINTING**

<u>Building 15 + Bldg. Groups</u>	<u>Estimated Months Work's to be Done</u>	<u>Spec.Assessmt. Notice Mailed</u>	<u>BoardVote On Spec.Assessmt.</u>	<u>Due Date for Spec.Assessmt.</u>
15(BldgPermit IssuedAug.07)	August, Sept., & October 2007	(Actual Date) Mon.03/19/07	(Actual Date) Tue.04/03/07.	(Actual Date) Fri. 05/04/07
14, 21, & 22	Nov.&Dec.2007 & January 2008	(Actual Date) Mon.03/19/07	(Actual Date) Tue.04/03/07	(Actual Date) Fri. 05/04/07
16, 17, & 18	February, March, & April 2008	Mon.12/03/07	Tue.12/18/07	Thu. 01/17/08
23, 24, & 25	May, June, & July 2008	Fri. 02/22/08	Tue.03/11/08	Thu. 04/10/08
9, 10 & 20A	August, Sept. & October 2008	Fri. 05/23/08	Tue.06/10/08	Thu. 07/10/08

* * *

Note 1. The Concrete Restoration contract for Building 15 was signed Monday 5/14/07 but the County's Building Permit was not issued until early in August. Except for each "Actual Date," the above *projected* dates are subject to change, most likely later rather than earlier. In each 3-Building group all 3 Buildings are to be worked on at the same time. The Concrete Restoration Contractor has estimated that each 3-Building group will require at least three months to complete (with the painting of each Building to follow immediately). He has told LCG that a Building's completion time possibly could be a week or so less but more likely might be more, perhaps even requiring a fourth month, depending on whether more restoration than was originally estimated is discovered to be necessary after work on a Building has commenced. Inclement weather also could cause delays.

Note 2. LCG's Annual Meeting will be Tuesday, February 12, 2008.

Note 3. *The above does not include common-area buildings.* When the above-listed concrete restoration and painting have been completed, between 2000 and 2008 all 24 LCG residential Buildings will have had their concrete restored and been painted. Repairs and touch-up work might be necessary on some of the earlier-done Buildings: 19, 20B, 26, 5, 6, 8, 2, 3, 4, 7, and 12.

--Warren I. Paul, Secretary, Board of Directors

CAUTION!
HARSH REALITIES AHEAD

OCTOBER EVENTS

OCTOBER 18 - LUNCH BUNCH

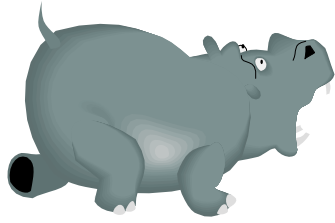
OCTOBER 25 - HARD ROCK CASINO

OCTOBER 27 - OCTOBERFEST

BUS TO PUBLIX EVERY WEDNESDAY
AND FRIDAY MORNINGS @ 9:a.m.

KOFFEE KLATCH EVERY WEDNESDAY
MORNING - 8:30 - 10:30 a.m.

ATTEND THE ACTIVITIES -
MEET YOUR NEIGHBORS
HAVE FUN



Bridge



Every Monday at 7:00 p.m.

Every Friday at 1:00 p.m.

Card Room

