

LAKE CLARKE GARDENS NEWSLETTER



JANUARY, 2021

The Year 2020 in Review

By Jerry Sauve

To say 2020 was a very different year is an understatement. COVID-19 is a daily topic of conversation. Everyone has been affected by this pandemic in one way or another. Wearing masks and maintaining social distance has become the new normal.

At Lake Clarke Gardens your Board of Directors and Property Manager have had to make some tough decisions to try to keep everyone as safe as possible. We had to put policies in place to protect our residents. Most of the activities that make LCG a fun place to be have been cancelled, and common areas have been restricted. All in the interest of your safety.

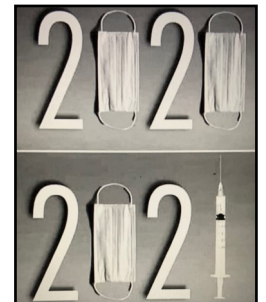
With that said, there have been some bright spots this year. LCG continues to be on a strong financial course. The property appearance continues to improve. Here are some of our accomplishments this year, despite the pandemic:

- ◇ Approved "Working Capital Method" of Bringing Fairness to Buildings' Operating Fund Balances and as part of this method transferred \$462,539 to 13 Building Pooled Reserve Accounts.
- ◇ Approved Deferred Maintenance for Capital Expenditures of \$3,000 or more to be added to Building Reserve Schedules.
- ◇ Signed the Atlantic Broadband agreement, giving all owners a superior content package. At a reasonable price.
- ◇ Budgeted minimum Building reserves to help offset Special Assessments.
- ◇ Applied for and Received PPP loan under Coronavirus Aid Relief Act(CARES Act) in amount of \$124,847. Subsequently applied for and received SBA total loan forgiveness.

Thanks to the institution of Common Area Reserves, these projects were completed without Special Assessment:

- ◇ Hurricane-proof windows were installed in the administration complex, which contains the office, card room, billiard room, and library.
- ◇ Made repairs to lake wall.
- ◇ Installed new roof on the card room.
- ◇ Installed a bill changer in the library to give owners better access to quarters.

Let's hope for the best in 2021 as Lake Clarke Gardens continues to move forward. Your Board of Directors and Property Manager wish you the best in the New Year.



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TREASURER'S REPORT



Property Manager's Report

Accounts Receivable as of November 30, 2020

Total Receivables	\$	55,557
Outstanding, Special Assessments	\$	5,318
Maintenance & Other Receivables	\$	50,239

Cash Position as of November 30, 2020:

Total Cash	\$	<u>1,875,447</u>
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Less: Restricted for:

Spec. Assessment	(\$	0)
Building Reserves	(\$	96,405)
Common Reserves	(\$	128,087)
Hurricane Contingency	(\$	203,981)
Activities	(6,059)
Prepaid Maintenance	(186,998)

Operating Cash	\$	1,253,977
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Maintenance Due November	\$	265,427
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Maintenance Not Paid (less than 60 days)	(\$	16,527)
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Maintenance Collected in Nov.	\$	281,954
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The office is quite busy with sales and rental applications. The prices on units are increasing. People that have purchased smaller units in the past are upgrading to larger units.

I would like to remind everyone that there are blank work orders, applications for purchase, sales, rentals and architectural all in a rack by the ping pong table. Please feel free to pick up a copy there.

Those of you that may be arriving may not have heard about the quarter machine in the library. It is available everyday that the library is open. All you need is your fob key for access and the machine takes ones, fives, tens and twenty-dollar bills.

Remember that all meetings are posted to the website. The Zoom information is included in the posting.

The first notice of the annual meeting has gone out via email and hard copy. It is also posted to the website.

Under the direction of the Treasurer, Howie Allen, the Vanguard account has been closed and the money has been moved to the Bank of America account. We had an issue with the FDIC insurance on the Vanguard account as I found out through the auditor this fall.

The PPP loan is in process, the application has been filed and we have learned that the loan has been forgiven.

I would like to wish everyone a healthy and happy New Year!

Association Meetings

All unit Owners are invited to attend

S.A. Meeting for Buildings 6 and 17
Jan. 5 10:00am via Zoom

Agenda Meeting Jan. 7 10:00am via Zoom

BOD Meeting Jan. 12 10:00am via Zoom

Note:

The Good and Welfare portion of the BOD meeting is limited to those who submit their questions or concerns in writing to the Board by Monday, January 11, 2021 at 12:00 NOON.

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December 8, 2020

Jill Vales was appointed to the BOD to replace Van Tocket. The Executive Board was restructured due to Van's resignation. Howie Allen becomes President and Jill Vales was appointed Treasurer. Theresa Knowles continues as Vice President and Jerry Sauvé remains Secretary.

Auditor's report was given by Nicole Johnson from our accounting firm of Hafer & Co. Nicole reports that LCG is in excellent financial shape.

NEW BUSINESS

Vote to Rescind Over/Under, and Approve Working Capital Method of Maintaining Fair Fund Balances.
Motion approved unanimously

Vote to approve the transfer of eligible building fund balances to reserves. Transfers will be made during the current FY.
Motion approved unanimously

Vote to set a Special Assessment meeting date for buildings 6 and 17 for their building shortfalls. The meeting will take place on January 5, 2021 at 10:00am via Zoom.
Motion approved unanimously

Rescind the approval of Karaoke due to numerous violations.
Motion approved 6-1

Vote to open sauna & showers. The BOD believes the COVID numbers are still too high to open safely.
Motion defeated unanimously

Vote to approve remote participation in the Annual Meeting. The election will have to be done differently due to COVID.
Motion approved unanimously

Special Meeting

December 18, 2020

NEW BUSINESS

Vote to Appoint Hafer & Company as Supervisor of Elections for the February 9, 2021 Annual Meeting.
Motion approved unanimously

(see Annual Meeting on page 7)



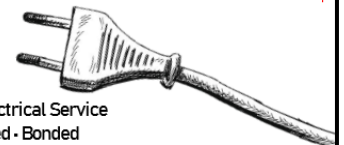
The following people have submitted their intent to run for the 2021-22 Board of Directors (in alphabetical order):

- Allan Boroday** 22-203
- Valentina Karcevski** 10-105
- Frank Pedro** 8-309
- Jerome Sauvé** 21-103
- Peter Toland** 22-310
- Jill Vales** 10-312
- Denis Vanasse** 15-302

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Deadline for article submissions for the February Newsletter is January 20.
Email: lgsauve@gmail.com
or drop it off in the office.
Articles will be published on a space available basis.

ANNUAL MEETING

This year's Annual Meeting will take place on February 9, 2021 at 7:00pm. Due to COVID, the meeting will have to be conducted much differently than in past years. Two representatives from our accounting firm, Hafer & Company, have been hired as election supervisors for this meeting. Only the Hafer reps and preselected counters will be allowed in the auditorium. The counting and meeting will be held via Zoom. Cameras will be set up to allow you to watch the progress if you wish.

You will soon receive your election packet which includes candidate bios, your ballot, a ballot envelope, and a return envelope. This year you will vote for no more than four candidates.

Please follow the instructions carefully. After you mark your ballot, place it in the ballot envelope. Then place the ballot envelope inside the outer **BLUE envelope**, and fill in your building and unit number. You must also sign the outer envelope. Ballots are to be mailed in the preaddressed envelope to Hafer & Company.

Ballots must be received by the Association no later than the date and time of the Annual Meeting.

On the night of the election, the ballot box will be available outside the office by the ping pong table on February 9 from 6:30pm until 7:00pm, should you wish to cast your ballot in person.

Please note:
Once the representative from Hafer & Company takes the ballot box into the auditorium, no more ballots can be accepted.

Voting Code of Behavior



With the LCG elections taking place next month, this is a good time to remind everyone of the State law regarding election procedures. In order to have a fair and honest election, please review the information below.

The Florida Statutes (F.S.) provides specific processes and procedures relating to condominium association Board member elections. These rules have been established to ensure fair elections and to provide all unit owners interested in running for a seat on the Board the opportunity to do so.

Under the new Condo Law, if there is a forged ballot or voting certificate in a condo election, then it is a crime punishable under F.S. 831.01, the state criminal law against forgery, which states:

"Whoever falsely makes, alters, forges or counterfeits a public record, or a certificate, return or attestation of any clerk or register of a court, public register, notary public, town clerk or any public officer, in relation to a matter wherein such certificate, return or attestation may be received as a legal proof; or a charter, deed, will, testament, bond, or writing obligatory, letter of attorney, policy of insurance, bill of lading, bill of exchange or promissory note, or an order, acquittance, or discharge for money or other property, or an acceptance of a bill of exchange or promissory note for the payment of money, or any receipt for money, goods or other property, or any passage ticket, pass or other evidence of transportation issued by a common carrier, with intent to injure or defraud any person, shall be guilty of a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084."

718.112 Required Provisions—

A unit owner may not permit any other person to vote his or her ballot, and any ballots improperly cast are invalid. A unit owner who violates this provision may be fined by the association in accordance with s.718.303.

If you observe any violation of these rules, you are asked to contact the office immediately. Your identity will not be revealed to the offending party. Elections are taken seriously.

Thank you for your cooperation.

(adapted from Florida Condominium Association Advisors and About Florida Law)

THANK YOU

Thanks to our maintenance staff for the beautiful light displays around the property. Not even COVID can dim LCG's Christmas spirit!

Special thanks to **Duane Burbank** for another beautiful display in the atrium. Each year his artistic skill helps make the holiday season merry, and certainly more beautiful.



A sign of the times

RULES & REGULATIONS REMINDER

By Theresa Knowles

As our neighbors and friends come back to LCG, let's remember that a lot has changed since last season. We are experiencing unprecedented times, with new guidelines and restrictions that seem to be changing weekly. With that in mind, remember to check the bulletin boards and website for the most updated rules regarding COVID restrictions. At the time of publication, guests are still prohibited in our common and recreation centers, including pool area, gym, billiard room, bingo games etc.

Here are some rules that need your review and cooperation:

Please fill out work orders for anything that needs attention in your building. It is important to fill out the proper paperwork. Work orders are available near the ping pong table by the office. Work orders can also be found on the website and sent electronically. The office needs documentation to properly prioritize, handle and track these orders. Without the proper paperwork, that cannot be done.



More and more residents are enjoying a bike ride to get out and exercise. By Florida Law, bicycles have the same right of way to the roadway! Bicyclists must obey all traffic signs and signals. Remember,

by law, motorists must maintain a 3 foot clearance when passing. So let's work together to keep everyone safe! Also, remember to store your bicycle properly—in your unit or secure in a bike rack. If your building needs a bike rack please put in a work order to request one. Do not store anything on the walkway in your building. The fire department code requires these walkways to be obstruction free.

Please do not feed the wildlife including the ducks!

Owners and residents need to take time to review the Lake Clarke Gardens Rules and Regulations. These rules are the responsibility of owners, renters and their guests! Violations can result in monetary fines. Let's all be good neighbors.

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Snowbirds: Update Your Mailing Address

With the ongoing pandemic, some of you are not on property as you usually are this time of year. Election information will be mailed in early January for the February election.



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Family Owned and Operated

In order for the packet to get to your current location as quickly as possible, would you please notify the office of your current address. Then the packet will be sent to the correct address.

If you have access to the owner portal you can check/update your address yourself.

WELCOME New Owners

- 7-111 Cynthia St. James
from Michigan
- 7-312 Ritta Leinonen & Timo Leinonen
from Finland
- 12-307 Hilda Balbin & Carlos Palomino
from Florida
- 20A-202 Dorita Sewell
from Florida
- 21-204 Renata Metelska
from Florida
- 21-211 Joseph Anderson
from Minnesota
- 26-201 Giuseppe & Maria Coccurello
from New York

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(Resident - Lake Clarke Gardens - Bldge 24)



A Pandemic New Year's Wish

I pray you
stay healthy
every day,

And don't let
them take
your mask
away.



Submitted by Warren Paul

Look How Far We've Come

by Howie Allen

Lake Clarke Gardens survived the devastating Hurricanes of 2004 and 2005 and the pain of the Special Assessments that followed. A few years later, 2007 through 2010, it wasn't weather that hit our bank accounts hard, but our aging infrastructure. Concrete restoration during those years totaled more than 3.7 million in Special Assessments. During the same time the stock market crash of 2008 saw our investments in real estate decline dramatically.

The good news is, we've rounded the corner. The housing market in South Florida is stronger than ever, and the financial strength of our Association is at an all-time high.

As you review the chart on the right, "Look How Far We've Come". I hope you find it eye opening and an interesting story with an incredible ending. In 2010 our Operating Fund Balance (OFB) had dwindled to the point that we had little more than enough to pay one month's expenses. Fifteen of twenty-four buildings had a negative OFB. Steady gains followed, and since 2014 our OFB has more than doubled.

For the first time since 2003, we will start our next fiscal year with no buildings having a deficit in their OFB. More importantly the long standing and controversial issue of the inequities in OFB has an end in sight and will have a final resolution within a few years.

Getting to this point hasn't been an easy or quick solution. We must not lose sight of the fact that we can't control the circumstances that put us in a terrible financial position. Events like hurricanes, recessions, a stock market crash as well as our aging infrastructure continue to put us at risk. What we can control is sound management, proactive maintenance, and proper budgeting to keep us on the path we have followed the past few years. I suggest to you that doing anything less cannot be an option.

FISCAL YEAR	OPERATING FUND BALANCE/DEFICIT	# OF BLDGS IN DEFICIT	MISC. INFORMATION
2003	\$462,925	0	
2004	(\$1,685,564)	6	Hurricanes Frances and Jeanne \$1,850,109 Hurricane clean-up
2005	(\$424,065)	9	Hurricane Wilma - Insurance proceeds 05/06 \$3,548,000
2006	\$894,061	4	Hurricane Special Assessment 05/06 \$1,865,000
2007	\$937,820	4	
2008	\$850,707	4	
2009	\$442,665	11	Total deficits = \$408,052 - avg. \$17,002 per building - primarily common expense
2010	\$321,983	15	Total deficits = \$120,682 - avg. \$5,028 per building - primarily common expense
2011	\$536,552	8	
2012	\$750,235	7	
2013	\$698,459	8	FY changed to July 1 - June 30
2014	\$558,202	8	1st Budget under Aless Hall as Property Manager
2015	\$762,291	6	Last time a special assessment was levied for a common expense - FY 2015
2016	\$724,040	6	
2017	\$987,854	3	Over/Under Method Started
2018	\$1,057,595	3	
2019	\$1,203,341	2	
2020	\$1,271,454	2	Working Capital Method approved- Bringing Fairness to Operating Fund Balance

Winter Arrives at LCG

Even a Florida cold spell couldn't stop these hardy folks from enjoying the pool. Like true Floridians, **Sue Madl, Wendy Entin,** and **Lloyd Moody** came dressed for the weather.



Submitted by Lloyd Moody

What's Happening in January

Due to COVID-19 restrictions, limited activities have been scheduled. If anything changes, information will be posted on your building's bulletin board. The bus will continue to make trips to the grocery stores at the regularly scheduled time, Wednesday and Friday at 9:30am, however seating capacity will be limited to adhere to social distancing guidelines.



Wednesdays at 7:00pm
in the Auditorium

Face covering and social
distancing required.

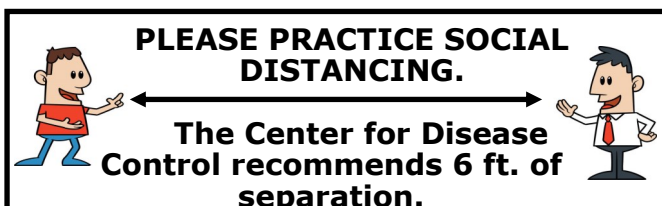
Bus to the Beach

The LCG Bus will be going to the Lake Worth Beach on Mondays (weather permitting). The bus leaves at 10:00am and returns at 2:00pm.



Anyone interested in going must sign up on the sheet posted on the Activities Office door no later than the Friday before the trip. A minimum of 6 people must be signed up for the trip to take place.

To adhere to social distancing guidelines, a maximum of 12 people will be allowed on the bus. **Face coverings are required to ride.**



JANUARY MOVIES

Come to the MOVIES at LCG
Sunday 1:00 PM in the Auditorium
Be sure to wear your face covering



January 3 Out to Sea

Jack Lemmon, Walter Matthau
Charlie talks his widowed brother-in-law into joining him on a cruise as dance hosts.



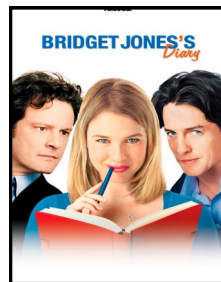
January 10 Going in Style

Morgan Freeman, Alan Arkin
Three seniors living on Social Security plan to rob a bank.



January 17 Mystery of a Hansom Cab

John Waters,
Jessica de Gouw
A saga where emotions and honor collide with promise of scandal.



January 24 Bridget Jones's Diary

Renée Zellweger, Hugh Grant
A comedy that looks at the ups and downs of modern romance.



January 31 The Pianist

Adrian Brody
A brilliant composer with a promising career is interrupted by WWII.