

LAKE CLARKE GARDENS NEWSLETTER

APRIL, 2022

Inflation Hits Home

By Theresa Knowles

As the Board and Budget Committee prepares to establish the 2022-2023 budget, it is time to begin preparing ourselves for what could be a costly next couple of years. In recent years LCG's Board of Directors has worked extremely hard to continually make improvements to the property while maintaining reasonably low increases to your monthly maintenance fee. This will not continue to be possible, with skyrocketing costs. Last year the forgiven PPP loan helped offset many of those costs. Unfortunately, that will not be the case this next budget year.

The news talks about an average inflation rate around 7.9%, rates we have not seen since 1982. Things like fuel up 49%, food 6%, new cars 11%, used cars 37%, clothing 6%, according to TradingEconomics.com. However, these are not the only costs that will be dipping deep into your and the Association's wallets. The cost of almost everything is increasing, and it will affect all of us. There is just no way we can avoid these increases, no matter how hard we try.



One such increase which has already affected us this year was the cost of insurance, with an increase of about 40% and an additional increase of about 35% for the next budget year. The association, by law, is required to carry many forms of insurance such as property, liability, worker's compensation, just to name a few.

Another increase that will continue to affect the Association directly is the cost of water, which has increased each year by 4%. It is one of the largest expenses each building has. Fuel costs to operate the bus has increased by more than 50%, as we have all seen at the pump. Labor costs and the shortage of workers have created an extremely competitive market, causing an increase in the cost to retain workers. Supplies to maintain the pools and property have gone up as well.

When you think of the Surfside Condominium tragedy, the first thing that comes to mind is the horrifying death toll. Another thing is the enormous cost of property damage, in the hundreds of millions. Not many realize the ripple effect this tragedy will have on each of us regarding increased costs. Yes, this tragedy has already begun to affect everyone. Insurance companies, cities, counties, even the state are beginning to require many condominium Associations to perform in-depth inspections and updates to many outdated items that have been grandfathered in for years. Items such as fire sprinkler systems, elevators, electrical panels, concrete restoration, painting, paving, etc. may soon be required to be brought up to date. These updates will be costly. Associations, and their Board of Directors, will no longer be allowed to kick the can down the road by postponing repairs and maintenance. Insurance companies, cities, counties, and the state will no longer allow Associations to continue taking the risks that ultimately caused the Surfside tragedy.

In recent years your Board of Directors has already done many of these needed and required repairs including concrete restoration, painting, paving, etc. Hopefully, their dedication to maintaining our property will now help us navigate through this difficult time of increased costs.

Lake Clarke Gardens Condominium Association

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Lake Worth Beach, FL 33461

Main Office (561) 965-8487

Fax (561) 965-0986

Email: lakeclarkegardens@comcast.net

Website: www.lakeclarkegardens.com

FINANCIAL REPORT

Summary Financial Report As of February 28, 2022 (Unaudited)

LIQUID ASSETS	Operating Unrestricted	Special Assessments	Hurricane Restricted	Activities	Reserves Common	Reserves Building	Total Cash In All Bank Accts
Cash & Investment Accounts	\$1,142,886.94	\$ 25,490.73	\$ 205,068.57	\$ 6,870.72	\$ 109,545.26	\$611,776.51	\$2,101,638.73
Less: Prepaid Assessments (All)	\$(213,724.83)	-	-	-	-	-	-
Plus: Prepaid Utilities	\$ -	-	-	-	-	-	-
Restated Cash Accounts	\$ 929,162.11	\$ 25,490.73	\$ 205,068.57	\$ 6,870.72	\$109,545.26	\$611,776.51	-
Accounts Receivable	\$ 83,531.01	\$ 3,259.14	-	-	\$ 355.33	\$ 1,653.01	-
Net Liquid Assets by Type	\$1,012,693.12	\$ 28,749.87	\$ 205,068.57	\$ 6,870.72	\$109,900.59	\$613,429.52	\$2,101,638.73

Association Meetings

Unit Owners are Invited to Attend

Communication Committee Meeting
April 5 11:00 AM Card Room

Building Rep Meeting
April 7 10:30 AM Auditorium

Agenda Meeting
April 7 11:30 AM Auditorium

BOD Meeting
April 12 10:00 AM Auditorium and Zoom

Landscape Committee Meeting
April 18 10:00 AM Card Room

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, April 11, 2022 at 12:00 NOON.



Deadline for article submissions for the May Newsletter is April 20.

**Email: lcg.sauve@gmail.com
or drop it off in the office.**

PAID ADVERTISING IN THIS NEWSLETTER DOES NOT CONSTITUTE AN ENDORSEMENT BY LAKE CLARKE GARDENS CONDOMINIUM, INC. FOR THE PRODUCTS AND/OR SERVICES ADVERTISED.

Office Email

Office

office@lakeclarkegardens.com

Applications

applications@lakeclarkegardens.com

Jennifer Cox, Property Manager

propmgr@lakeclarkegardens.com

Marie Hartley, Controller

controller@lakeclarkegardens.com



March 8, 2022

NEW BUSINESS

Vote to Eliminate the Six Month Application Process for Residents.

Now only requires a one-time approval as outlined on the application form.

Motion approved 6-1

Vote to Implement a Booting Policy and Contract with South Florida Booting, Inc.

Motion approved 6-1

Vote to Fine 4-105 for an Unregistered Occupant. (per information presented by Management and Covenant Committee.

Motion approved 6-1

Vote to Fine 4-105 for an Unregistered Vehicle. (per information presented by Management and Covenant Committee.

Motion approved 6-1

Vote to Fine 14-410 for the Installation of an Electrical Panel Upgrade Without an ARC.

Motion approved unanimously

Vote to Fine 17-104 for Nuisance on Property.

Motion approved unanimously

Ratify the Approval of the Sales Contract for Unit 26-203 for \$110k.

The unit was owned by LCG.

Motion approved unanimously

Ratify the Monies for the Fence to Come from Common Reserves. The fence was installed along Arabian and the apartments.

Motion approved unanimously

Vote to Approve the New Wood Shop Rules. The new policy will allow residents easier access to the Shop and expand the hours to include Saturday use.

Motion approved unanimously

Vote to Approve the Bocce Ball Court Installation Pending a Written Contract.

Motion approved unanimously

Vote to Approve the Ethics Policy for the Board of Directors.

Motion tabled for clarification of language.

NOTICE

To ensure proper procedure and follow-up, effective immediately, the Management Office will no longer accept work orders verbally, over the phone, or in person. You must submit your work order via e-mail, through the LCG website, or through a handwritten work order submitted to the Management Office.

WORK ORDERS WILL BE ACCEPTED BY PHONE FOR EMERGENCIES ONLY.

Please do not instruct Maintenance staff on the property of maintenance requests or issues. It is important to create a written record of your request so there will be a record of its completion and/or resolution.

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Property Manager's Report

The Budget Committee along with Marie, our controller, and myself have worked many long days and hours to complete the budget process for the 2022/2023 Budget. The Budget was presented to the Board at the Budget Committee Meeting on March 23, 2022.

The Budget Packets will be going out shortly. Please watch your mail and email for these important documents. The packet will include a limited proxy that will need to be filled out and signed. We will need these returned for a quorum. Without a quorum on the reserve vote, an automatic 100% reserve would need to go into effect.

The State of Florida dictates that a Census Report from Condominiums be taken. Although we realize it may be an inconvenience, it is a need that must be addressed to maintain the status as a 55 and over community. To keep our records up to date, there is other information being asked as well. These questions are not meant to be probing questions, but questions to provide for your safety and that of your unit. Please help us maintain an accurate database. The FOB system activation is driven by the receipt of your census form. **The FOBs are automatically turned off on June 30th and will not reactivate unless your census form has been turned in.** You may turn the form in prior to June 30th, 2022.

Effective April 1, 2022 the Management Office will be open from 8:00 AM to 3:00 PM. The Office will be closed from 3:00 PM—4:00 PM to allow the administrative staff to finalize daily tasks and catch up on emails, voicemails, work orders, and schedule appointments and ensure matters are being addressed in a timely manner.

For all our residents leaving for the summer, make sure to shut the water off in your unit and cover your toilet(s). Please be sure to come to the office to check your account status and preferred mailing address. Also, let us know who is checking your unit while you're away. They must fill out a green card after

each inspection. Cards are available at the office. If you do NOT have anyone inspecting your unit, notify the office and our Maintenance men can do that once a month for a fee of \$10 per month. Monthly inspection is mandatory at LCG. If you leave a vehicle on LCG property, you must leave a set of keys to that vehicle on your kitchen counter in case it must be moved. Please be sure that the LCG Office has a working set of your unit keys, in case there is a need to enter your unit for emergency purposes.

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(Resident - Lake Clarke Gardens - Bldg 24)



NOTICE

OFFICE HOURS

MONDAY -
FRIDAY
8:00 AM -
3:00 PM

Thanks so much!



DON'T GET BOOTED

Lake Clarke Gardens has contracted with South Florida Booting Company. All cars must be properly registered when parked on LCG property between the hours of 12:00 AM and 6:00 AM. The company will have marked vehicles that will patrol randomly. Should your vehicle get booted, it will be removed within one hour after you contact the company and pay the \$75.00 booting fee.

Make sure your car, and any overnight guests' cars, are properly registered with the office. Guest tags may be procured in advance for your convenience. More information will be coming as the system is put into place.

WELCOME New Owners

- 2-311 Kimberly & James Cobaugh**
Walton, KY
- 3-209 Dusko & Cena Spaskevski**
Liverpool, NY
- 4-202 Diane Lepera**
Brigantine, NJ
- 5-207 Jose Carrillo**
Mayya Yakoleva
El Paso, TX
- 5-304 Terry & Shelley Bradley**
Summit, NY
- 6-301 Susan & Douglas Sage**
Louisville, KY
- 6-311 Charles & Faye Zekany**
Pittsburgh, PA
- 8-105 Carol-Jean (CJ) Canfield**
Melbourne, FL
- 10-304 Carmen Diaz**
West Palm Beach, FL
- 10-312 Gaston Boucher**
Lise Perron
Canada
- 12-401 James & Jaye Nannini**
West Palm Beach, FL
- 14-403 Mary Regina Duggan**
Queens, NY
- 15-206 Maria Boran**
East Boston, MA
- 16-205 Louise Gelinas**
Canada
- 18-302 Olga Paschold**
Boynton Beach, FL
- 19-206 Branimir Stanimirovic**
Canada
- 19-207 Terttue Myrskog**
West Palm Beach, FL
- 21-111 Jack Dlugitch**
Lake Worth, FL
- 23-208 Brian & Joan LeFort**
East Falmouth, MA

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ATTENTION SNOWBIRDS

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Mary Schiltz, Realtor
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Lake Clarke Gardens

An Active Adult Community



Ray and the Raylettes are a hit with LCG residents



Friday Night Karaoke



David Morin aka "Elvis" appears each year at LCG.



Former Long-time resident Frances Montgomery gets a special song from "Elvis".



Gift Basket raffle with proceeds to go toward auditorium upgrades.

The 2021—2022 winter season is coming to a close, and what a season it was! After two years of COVID restricted activities, LCG has once again become an active community. From shopping to restaurants to museums and casino trips, there has certainly not been a shortage of choices.

A special thanks to Peggy Silverio, Howie Allen, Suzanne Roy, and the many volunteers who worked in the Activities Office, organized, and prepared for these events. Your commitment to our community made these activities possible. They could not have happened without your help.

Take a look back at a few of the activities that took place.



Bonnie Villiard conducts a Diamond Art class for about 25 people.



*St. Patrick's Dinner Dance.
Music by Bill DeRenzo*



Our resident historian, Arch Hunter, gives one of his talks.



Mr. Ron makes his first appearance at LCG for Hot dogs at the Pool with 150 guests.



LOLA performs to a sell-out crowd on a chilly Monday afternoon.



A visit to the Morikami Museum and Japanese Gardens.



Our Property Manager, Jennifer joined the fun.

Building Rep Report

Five members of the Board of Directors were present. Also attending was Jennifer Cox, Property Manager.

Building Reps were asked to vote on when the election of the new Building Rep President should take place. The majority voted for the election to be held on the first Thursday of January, which will be January 5, 2023. Only those Building Reps who have attended a minimum of 3 meetings can vote. This will be done anonymously.

Building Reps were asked whether they preferred meeting in the morning or evening. The majority of reps present voted to continue meeting at 10:30 am on the first Thursday of the month.

Subjects discussed were:

- Work Orders - Only written work orders will be accepted via hard copy or via the internet.
- Lights—Issue with lights remaining on longer or turning on earlier than necessary.
- Service Animals and Emotional Support Animals—you can request a copy of the guidelines that owners must adhere to with regard to Service Animals and Emotional Support Animals from the office and also available on the LCG website.

Peter Toland touched on some of the new rules and regulations such as vaping. Vaping will not be allowed at the pool areas, in the library, card room, auditorium or billiard room. The same restrictions as smoking.

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Committee Report

At the suggestion of the Board of Directors, the Committee voted to recommend:

- no extra fobs for some units,
- to define who may not serve on the Fining Committee
- and to allow children to play on the Putting Green with continuous adult supervision.

The Committee reviewed a revised Woodshop Policy that the BOD is considering and made one suggestion. The Committee also discussed the booting policy for LCG and discussed differences between service animals and emotional support animals.

Peter Toland informed us that our proposed Ethics and Conflict of Interest Policy for the BOD and our three-year project to reorganize and update the Rules and Regulations are now both under discussion by the BOD.



Architectural Review Report

The ARC Application is being redrafted to make it easier for Owners to completely detail their projects. The committee will also incorporate some of the rules of the Palm Beach Building Department which includes projects that do not require a permit.

The new application will also include:

- language which requires underlayment padding samples to be provided with flooring replacement applications.
- Written notice of disposal plans will be required for each project.
- Photographs of all existing plumbing conditions on all projects, in particular projects not utilizing a licensed plumber.

There was discussion concerning the age of the wiring and plumbing in the community, and the necessity of licensed professionals to provide most of the improvement work.

The committee is looking for a few volunteers who understand building projects, are year-round owners that would be willing to visit projects in progress to verify compliance with our rules.

Landscape Committee Report



The meeting's purpose was to discuss where to spend next year's budget. All agree to replace the LCG entrance wall plants with Lantana flowers and repaint the letters LCG. Existing plants will be transplanted to other areas.

Outdoor ashtrays are needed at the entrances to the pool areas. 2 for each pool.

We will plant annual flowers in the current pots in the shuffleboard area.

Peter recommends \$200 to go toward each building's need for new plants.

The remainder should be spent on bulk mulch, preen weed killer, and fertilizer.

Still under discussion is replacing the bushes at the entrance of Garden Dr. N.

All committee members were asked to bring concerns and thoughts to the next meeting. We will then discuss a plan for next year.

The Landscape Committee has been asking for more recommendations from the owners in order to meet the needs of each building. There are 2 ways of doing this.

- 1) If you have an idea, contact your building representative. They in turn will pass that information along to the committee.
- 2) Write your comment on a work order with your name, building number/unit and phone number. Give it to the office staff and they will place it in the landscape slot. We will investigate and discuss the best way to address your concerns and ideas.

We would like some positive ideas and feedback from owners.



Long Range Planning

As only a few people attended, we didn't choose a chairperson or a secretary. We hope that more people will join us.

Discussions took place on the following subjects:

Energy Issues:

Solar panels: Yearly electric cost is over \$70,000 (common areas – info given from office Jan 2021 to Feb 2022), should look into the possibility of solar panels.

Charging stations: A new reality, owners will want to install charging stations in the future. How should we prepare for this reality?

Safety Issues:

Some cars enter the wrong way (one way exit) at building 10 when entering LCG as a shortcut.

Speed signs have a very limited effect. No stats – Are we effective or not?

Suggestions: a reconfiguration of our roadways to avoid straight, speedy lanes. Getting dangerous for people walking and biking.

Property & Building Issues:

Bicycle racks: Many are used as long term storage and more are needed by active cyclists.

Car ports: Initial study was made. It would cost an average of about \$4,000 per unit if 12 units per building wanted them. The cost would increase with less than 12 units per building, and decrease with more than 12 units per building. These are all averages.

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Carolyn Brown
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Covenant Enforcement Committee



This is how the Covenant Committee works:

There are actually 2 independent committees: Covenant Enforcement and Hearing.

- **Covenant Enforcement committee:** Records, investigates, responds, and recommends or not fining to BOD of all official Covenant committee complaint requests received by the committee. These complaints are regarding infractions to our bylaws and Rules & regulations. We have 5 members besides me.
- **Hearing Committee:** An independent panel of 3 owners review the contested fining at a special hearing meeting. This decision is final, and no BOD member may assist. May have more than 3 members, but they cannot be on the Covenant Enforcement committee. We also have 5 members besides me.

In the past month, these committees were quite busy. The BOD accepted 4 fines that will be reviewed by the hearing committee and the See it Say it has been receiving about 5 cards a week.

The pandemic is almost over, we have new management and staff on board and good committee members. The perfect recipe for success.

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COMMUNICATION Committee Report

We have set a regular meeting time and date for the third Tuesday of the month at 11:00.

The first order of business was a report from Natalie about her building's potluck dinner party which was attended by 80% of the residents. The committee has been encouraging this type of event as an excellent way to improve communication among our residents. We will speak about it at the next Building Rep meeting.

A discussion about the poor signage as you enter our complex was the next topic addressed and it was decided we need to bring it up with Jennifer. In particular, we need a sign identifying the office.

Julie reported Channel 590 changes have been turned over to Gaby in the office and she will be able to make changes and updates without any costs to the association.

It was decided to hold off one more month with the Emergency Number 'clip and save' card in the newsletter.

The great success we experienced with our monthly coffee in February was very encouraging. We invited all our committee chairs to explain the purpose of the committees and some of the business at hand. There was very high audience interest and participation.

We have set up a temporary calendar for next season:

November: Arts and Crafts and Garden Club
December: Meet the office staff
January: Orientation Video
February: Committee info
March: Outside community subjects

These topics can be changed as needed and the summer months will contain more outside community subjects, as the full-time residents' interests will probably encompass a wider range of activities.

A medical Equipment exchange was discussed. We would need a room to store things and are open for suggestions. Otherwise, we can set something up online and/or use the "For Sale" Board outside the Card Room.

Our next meeting will be Tuesday, April 5 at 11:00 due to the departure of our members for points north).



KEEPIN IT COUNTRY AT THE EAST POOL DECK PARTY

Put on your Boots and Cowboy Hat
and join the fun.
Performing live will be:

COUNTRY SINGER AND SONGWRITER
ANTHONY JAMES

A Pulled Pork Sandwich, Baked Beans and Cole Slaw
Will be served at 5:00 PM BYOB.

WHERE: East Pool Deck
DATE: Monday, April 4
TIME: 5:00 PM—8:00 PM
COST: \$10 per person

Sign up in Activities by April 1
Limited to 125—Must be 18 to attend



History Comes Alive

This is the fourth in a series of presentations about famous Americans. This will not be your average, boring history talk. Arch Hunter is a historian and storyteller who brings the subject to life.

**April 5 3:00 PM in the Card Room
Richard Nixon**

President Richard Nixon is the poster child for "The Comeback Kid"! He was a very talented and complex person. His hatred for the press, and hatred for information leaks was the cause for him to be the first President to resign the Presidency. Watergate overshadowed all of President Nixon's accomplishments in domestic and foreign policy. We will be looking at Nixon's policies as President and put them in the context of how he won 49 states in 1972, yet two years later he resigned.



Karaoke

April 1st and 15th in the Auditorium



Come join your friends and neighbors
for an evening of music and fun.

7:00—9:30 PM

Gentle Yoga

Join your friends and neighbors for a yoga session.

**Monday, Wednesday, Friday,
At 9:15 AM**

**Saturday at 9:30 AM.
in the Auditorium.**



APRIL MOVIES



**Come to the Movies at LCG
Sundays at 1:00 in the Auditorium.**



**April 3
Sisterhood of the Traveling
Pants**

Amber Tamblyn, America Ferrera

A special summer in the lives of four lifelong friends separated for the first time.



**April 10
The Abbot and Costello Show**

Travel back to the nifty fifties for loads of laughs and wackiness.

**April 17
Easter Sunday—No Movie
Happy Easter**



**April 24
Breakfast at Tiffany's**
Audrey Hepburn, George Peppard
A romantic comedy that sparkles like diamonds.

Lake Worth Historical Museum Tour Wednesday, April 6, 2022

Sign up at the Table outside the Activities Office. Give \$5.00 Donation to Sylvia before you get on the bus.

Bus leaves at 1:30 PM



Tour of the Palm Beach Historical Museum

April 26, 2022



RICHARD AND PAT
JOHNSON
PALM BEACH COUNTY
HISTORY
MUSEUM

Sign up at the table outside the Activities Office. Give \$5.00 Donation to Sylvia before you get on the bus.

Bus leaves at 9:30 AM

What's Happening in April

Ongoing Events

MONDAY

8:30 AM	Exercise Group	AUD
9:15 AM	Gentle Yoga	AUD
10:00 AM	Bus to the Beach	

TUESDAY

8:30 AM	Exercise Group	AUD
9:00 AM	Garden Club	
	Last Meeting April 12	
10:00 AM	Water Exercise	WP
	Class ends April 19	

WEDNESDAY

8:30 AM	Exercise Group	AUD
9:15 AM	Chair Yoga	AUD
9:30 AM	Bus to Publix/Walmart	
7:00 PM	Bingo	AUD

THURSDAY

8:30 AM	Exercise Group	AUD
10:00 AM	Water Exercise	WP
	Class ends April 17	

FRIDAY

8:30 AM	Exercise Group	AUD
9:15 AM	Gentle Yoga	AUD
9:30 AM	Bus to Publix/Walmart	
1:00 PM	Bridge	CR

SATURDAY

9:30 AM	Chair Yoga	AUD
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SUNDAY

1:00 PM	Sunday Movies	AUD
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KEY

AUD— Auditorium	CR— Card Room
WP—West Pool	EP—East Pool

Also available:

Putting Green, Shuffleboard, Sauna, Billiards Room, Woodworking Shop, Library and Computer Room, Ping-Pong.

Special Activities

DATE	DESTINATION	DEPARTURE OR VENUE
1	Last Day Activities Office is Open	
1	Karaoke 7:00—9:30 PM	AUD
4	Country at the Pool 5:00 PM	EP
5	Arch Hunter - Richard Nixon 3:00 PM	CR
6	Lake Worth Museum Tour	1:30 PM
7	Isle Casino	10:00 AM
12	Silverball Retro Arcade	10:00 AM
15	Karaoke 7:00—9:30 PM	AUD
21	Wellington Mall	10:00 AM
26	Palm Beach Museum Tour	9:30 AM
28	Wrigleys Barbeque	12 NOON

Beginning April 1, sign ups for trips will be outside the Activities Office. There will be no deposit required. All trips must have at least 6 people.

Silverball Arcade is located in Delray. Admission on Tuesday is 2 people for \$25.00. Then you can play all day. Food is available there or you are a block from Atlantic Ave with plenty of options.

Wrigley's Barbecue (formerly Tom Sawyer) is located on Forest Hill. You will make your own reservation for lunch.

Bus will continue to travel to the Beach every Monday as long as 6 people are signed up.