

Feb 6, 2025

Attendees: 28 building reps and/or alternates combined and 4 separate owners

Meeting minutes:

Meeting began at 10am by Barbara DeClerque who went over the agenda that was available via email, in advance of the meeting, and with copies available at the meeting.

Barbara made a motion that Jan 9, 2025 meeting minutes be approved and Linda Nummela seconded the motion.

Barbara advised that this group still has no secretary and asked if anyone is willing to take on that role. No one volunteered.

Linda Nummela volunteered to take the minutes at the March 6, 2025 Bldg rep meeting.

A big thank you to Susan Blevins and Barry Middleton who will be building reps for building 25 and to Pedro Dorfman building rep for building 16. Still no building rep for buildings 16, 20A or building 21.

Janet Lembach, Elections Chairperson, gave an update regarding the Election for new board members which will take place on 2/11/25. She advised she currently has a list of 27 counters and will be contacting others. She advised that counters need to arrive at LCG auditorium by 6:15pm on 2/11.

Barbara DeClerque, President gave a short talk about her meeting on 2/4/25 with Iris Rosario, property manager with Pat Ritari, VP of Bldg Reps also present.

Meeting with Iris:

#1. Main concern is whether or not those in individual units are “legal” owners. Anyone can go onto the Palm Beach County property records website address to see the name of the legal owner. That web site is pbctax.publicaccessnow.com In addition legal owners can also be found on the PB county Property Appraiser’s website. Iris has promised she will send us a list of current “legal” owners. No date obtained for this but Barbara will follow up. Iris won’t be able to email a list of the approved “renters” names due to privacy issues however she is starting to put the building # and unit # for the approved renters in the monthly newsletter.

#2. Iris has already received a “map” from the various building’s parking lot showing unit # and guest spots for each parking space. After all maps have been received, maintenance will paint the numbers on each parking “stop” leaving the yellow ones as “guest spots”.

#3. Per Iris, there is no screening committee at present time and this will be addressed when the new board is elected.

#4. Per Iris, no Orientation group currently, however this will also be addressed by the new board.

Zoom Set up. Barbara DeClerque advised that it’s in the process and that the first “zoom” meeting will occur at the April meeting which will take place on April 3rd.

Questions/comments:

The office does the initial screening such as obtaining financial info confirming that the potential new owner has at least \$50,000 in bank

account/s, background checks, etc and 2 board members then review and approve.

There are 3 categories of residents at Lake Clarke Gardens and they are owner, renter or visitors. New vehicle stickers have been ordered with a certain color for owner and different color sticker for renter and visitors will have a “hangtag” on rearview mirror showing date range for their visit.

List of the property owners has been removed from buildings due to the “privacy issue”. The Census form has a box to check for the owner to give permission for their name and contact info to be printed in a directory should they so wish.

A question was asked regarding the ratio of snowbirds vs full time residents. That info wasn't available.

It was advised that new recycle signs need to be posted on the recycle containers because most are missing, faded or hard to read.

Wayne Grothe advised that there has been some discussion regarding washer/dryers that could be leased from an outside company and studies need to be made as to whether this might be a feasible solution freeing up our maintenance personnel from repairing washers and/or dryers. It will be discussed, in the future, by the new board.

Barbara advised she will be out of town for the next meeting, March 6, however Pat Ritari will lead the meeting and Barbara will listen in via WhatsApp. Meeting ended at 10:38am.

Submitted by Pat Ritari, VP

