

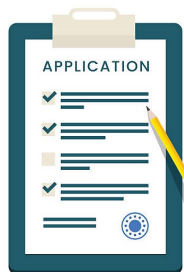
LAKE CLARKE GARDENS NEWSLETTER

AUGUST, 2022



Planning A Project?

By the ARC Committee



Since the forming of the new committee following the last election, the Architectural Review Committee (ARC) has received close to 50 applications for different projects. Anywhere from a kitchen redo, hurricane windows, flooring, and bathroom makeovers. Putting together a new team with our varied construction expertise was not an easy task. We have not always agreed with one another on certain things. Certain requirements for renovations on the LCG application were not precise, but we have managed to come to what we consider reasonable conclusions which we hope will satisfy most unit owners and not damage the integrity of our condominium units. Safety remains our main concern and the insistence for the application for county permits only when required by the Palm Beach County Inspection requirements.

Every application is now carefully reviewed promptly not to delay the start of the homeowner's project. We must thank Alyssa White, whose responsibility is to review each application before sending them off to the ARC committee. It is not an easy job as we question her on different aspects of the application. If she is not sure she promptly speaks to the owners and gets back to us in a very timely manner. Based on this experience, along our painstaking learning curve, we decided to review the application and the process to try and make it as user-friendly as possible, for our community. The ARC Committee, with thanks to Jerry Rosman, has designed a new application. It is ready for the Board to review and the Rules and Regulations committee to amend the docs to accommodate a few of our recommendations.

Most of the applications we see are filled out properly and it helps make for a rapid decision. However, we have found on some incomplete applications that the Do It Yourselfer wants to change out their kitchen cabinets. We then find out it's a full construction project removing a wall behind the original cabinets, which requires the relocation of existing plumbing and electrical work. This electrical and some plumbing work requires the assistance of a licensed professional and required county permits etc, etc, etc. So, we now require pictures of all the existing conditions and plans or just a sketch of your planned work. It is important to remember that lot of our plumbing and electrical has not been touched since it was installed in the 60s. We need to be careful as most of us live below someone which brings to mind the floor insulation. Tile floors can be beautiful and easy to care for, but they transmit noise from apartment to apartment. A clack, clack, clack of a pair of heels, something dropping, or an overly loud TV can be a nuisance for your neighbors. Please review the Rules & Regulations before submitting your application.

So, if you are thinking of a home improvement project, we suggest that you plan ahead, whether it be a DIY project or a major renovation, take the time to plan your project and make sure you have enough time to get the county permits if required. Normally the contractors that you hire take care of county permits, but it is your responsibility to make sure that the permits have been issued and that the office has a copy before the job begins or unfortunately, you will be at the mercy of the county inspectors who are slow and slower.

In the fall, the committee plans to hold an open meeting each month to offer friendly advice and answer your questions or help fill out your application. Our intention is for everyone to live happily and safely.

Lake Clarke Gardens Condominium Association

2981 Florida Mango Rd

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 June 30, 2022 (Unaudited)

LIQUID ASSETS	Operating Unrestricted	Special Assessments	Hurricane Restricted	Activities	Reserves Common	Reserves Building	Total Cash In All Bank Accts
Cash & Investment Accounts	\$1,134,200.71	\$ 25,490.73	\$ 155,068.57	\$ 997.00	\$ 155,335.59	\$643,475.84	\$2,114,568.44
Less: Prepaid Assessments (All)	\$ 209,641.44	-	-	-	-	-	-
Plus: Prepaid Utilities	\$ -	-	-	-	-	-	-
Restated Cash Accounts	\$1,343,842.15	\$ 25,490.73	\$ 155,068.57	\$ 997.00	\$ 155,335.59	\$643,475.84	-
Accounts Receivable	\$ 95,241.59	\$ 3,945.83	-	-	-	-	-
Net Liquid Assets by Type	\$1,439,083.74	\$ 29,436.56	\$ 155,068.57	\$ 997.00	\$155,335.59	\$643,475.84	\$2,114,568.44

Association Meetings

SPECIAL ASSESSMENT MEETING
Monday, August 8, 2022
10:00 am Auditorium and via
Zoom.

Vote on a Special Assessment of All Buildings for the shortfall in the 2022-2023 Budget vs Actual Premiums of the 2022-2023 Insurance Policies.

A Special Assessment is required because actual annual premiums for Lake Clarke Garden's various insurance policies that were renewed in the fiscal year ended June 30, 2022, will be \$287,878.60 more than anticipated. Budgeted amounts were based on LCG's insurance broker's preliminary estimates of annual premiums; total actual premiums came in higher than estimated as a result of unfavorable conditions in the national insurance marketplace for Condominiums.

WELCOME New Owners

- 2-108 Laura Rudman
 Thomas Bakita
 Palm Beach Gardens, FL

- 4-311 Ronald Eccles
 Denver, CO

- 6-307 Nadia Abdel-Rahman
 Egypt

Deadline for article submissions for the September Newsletter is August 20.

**Email: l原因.g.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 Applications
Jennifer Cox, Property Manager
Controller

office@lakeclarkegardens.com
applications@lakeclarkegardens.com
propmgr@lakeclarkegardens.com
controller@lakeclarkegardens.com



Property Manager's Report

Summer is cruising on by! And it has been a HOT one for sure!

Channel 590, the LCG Community Channel, has received a new look! Thanks to Gaby, our Administrative Assistant, who has taken the time to make some much-needed updates and changes to the channel to give it a fresh new look.

There is currently an air conditioning unit in the auditorium that is down. There are 4, 7.5-ton units that cool the auditorium 2 of them are no longer operational. We are currently fielding bidders for this extensive job. There is air conditioning in the auditorium however, it is not as cool. We are not able to adjust the temperature until a new unit is installed. Thank you for your patience during this time.

The Parking Management Company has proven to be a great addition to LCG. Since the program was rolled out in early May there have been a total of 181 violations given out. Out of those 181 violations, 3 of them have been bootings since we started booting on June 23rd. We have worked with the other 178 residents to correct their violation warnings and get them entered into the system with the proper documentation. Two unregistered residents/guests never reported back after receiving their warning. There was a week we didn't have any violations even with the booting company coming on-site regularly. Your vehicle(s) must be properly registered with the office by completing the CENSUS form. Please be sure to include your vehicle's CORRECT information on your CENSUS form! If your vehicle information has changed after updating your census, please update us IMMEDIATELY!

Unfortunately, there has been a rise in scams across the county. It's important to try and identify these scams. They can come in all sorts of forms, mail, phone calls, house calls, or even someone advocating to provide assistance. A recent article from July 2022 indicated that roughly 7 million adults over 65 fall victim to scams. It's very important to learn to recognize these types of fraud and if you are being targeted. Please see these articles about identifying senior scams: <https://www.retireguide.com/guides/senior-scams/> and <https://medalrthelp.org/blog/senior-scams/> and <https://www.ncoa.org/article/22-tips-for-seniors-to-avoid-scams>.

Please remember to only use the new after-hours and weekend emergency phone number. It is 561-308-2416. This information can be found on the building bulletin boards. Gonzalo is no longer the association's main emergency contact. If you are having vendors on the property after hours for emergency purposes and they need to gain access to the roof, please have them contact the after-hours on-call number (561-308-2416). They will be able to gain access to the keys to the roof located at the side door of the office. This information is only given out to vendors who provide the details requested at the time they call. All air conditioner and water heater replacements MUST be completed during business hours and approved with the Management Office prior.

The west pool deck has been repainted with a new anti-slip paint in addition the pool west pool interior tiles were cleaned and regouted and the coping along the pool was painted. The pool furniture was also given a deep cleaning.

As of July 28th, the East Pool (like the West Pool on Fridays) will be closed from 7:00 am-9:00am on Thursdays for cleaning. This allows maintenance to do a thorough cleaning without having to work

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(Resident - Lake Clarke Gardens - Bldge 24)



around the residents. Typically, it doesn't take the full 2 hours and the pool opens back up sooner but we allow for this time just as a precaution. Residents can still use the pool deck during this time.

The annual tree trimming preparation for prime hurricane season has been completed. Maintenance will continue to trim any growth and additional areas on the property.

Maintenance replaced over 15 parking bumpers that were broken and will continue to replace more. There are some that will have to wait until residents return for the season and are able to move their vehicles.

We hope that you are all enjoying your summer and staying cool!

What's Happening in August

Ongoing Events

MONDAY

10:00 AM Bus to the Beach

WEDNESDAY

9:30 AM Bus to Publix/Walmart

7:00 PM Bingo in the Auditorium

FRIDAY

9:30 AM Bus to Publix/Walmart

NOTE:

Bus activities are subject to change due to bus repairs and maintenance.

There will be no Bingo August 10 or 17.

Bingo will resume on August 24 at the regular time.

Special Activities

DATE	DESTINATION	DEPARTURE
9	Wellington Mall	10:00 AM
11	Waterway Cafe	NOON
18	Isle Casino	10:00 AM
25	Ocean One	NOON

Please make your own reservations for all lunch activities.

Sign-ups for trips will be outside the Activities Office. There will be no deposit required. All trips must have at least 6 people.

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