

# LAKE CLARKE GARDENS NEWSLETTER



MARCH, 2021

## Howard (Howie) Allen, President



As president of the LCG BOD, I remain committed to doing my best to represent owners and keep our community a great place to live. I am appreciative of the trust you have placed in me.

## Congratulations to your 2021 Board of Directors

## Theresa Knowles, Vice President



Looking forward to working together for our great community of Lake Clarke Gardens.

## Vilma Mally, Director



I am looking forward to working with our "new" board especially our newest members, Peter and Frank, for the betterment of LCG.

## Jerome (Jerry) Sauvé, Secretary



Thank you for your confidence in me. My wish is to see our community come together as one.

## Frank Pedro, Director



I wish to thank the LCG Community for the vote of confidence I received. I appreciate the opportunity to contribute in some small way to the work of the Board of Directors in making the LCG a great place to live.

## Jill Vales, Treasurer



Thank you for your overwhelming support. In my role as LCG Treasurer, I look forward to *Building Trust through Transparency*.

## Peter Toland, Director



Thank you for placing your trust in me."

**Lake Clarke Gardens Condominium Association**

**2981 Florida Mango Rd**

**Lake Worth Beach, FL 33461**

**Main Office (561) 965-8487**

**Fax (561) 965-0986**

**Email: [office@lakeclarkegardens.com](mailto:office@lakeclarkegardens.com)**

**Website: [www.lakeclarkegardens.com](http://www.lakeclarkegardens.com)**

# TREASURER'S REPORT

## Summary Treasurer's Report\*

January 31, 2021

Liquid Assets	Operating Unrestricted	Special Assessments	Hurricane Restricted	Reserves Restricted
Cash Accounts	\$ 964,476	\$ 14,789	\$ 204,171	\$ 698,425
Less: Activities Account	(6,059)			
Less: Prepaid Assessments (All)	(178,251)	-	-	-
Net Cash Accounts	786,225	14,789	204,171	698,425
Accounts Receivable. Net	61,764	29,730	-	
<b>Net Liquid Assets by Type:</b>	<b>\$ 847,989</b>	<b>\$ 44,519</b>	<b>\$ 204,171</b>	<b>\$ 698,425</b>
<b>Total</b>	<b>\$ 1,772,771</b>	*Detailed Report available from the Office.		



## Property Manager's Report

The election took place in February. We have a few new faces on your Board of Directors. They are all very talented and should serve LCG famously! Congratulations to Jill Vales, Frank Pedro and Pete Toland!! I look forward to working with you!

The middle fountain is back from its warranty repair work. All 3 fountains are functioning properly again!

We have had two additional staff members test positive for COVID. They have been instructed to quarantine at home and are not allowed to return without a negative test. We are doing extra sanitizing when we have a staff member test positive in the areas in which they work. COVID is still amongst us, and we continue to try to keep the community safe.

LCG had to purchase a reconditioned mower for the putting green. The green is looking much better these days. I do not see that it is getting much use, but the men appreciate the new mower. It is self-leveling as the other was not and took additional time to cut the green.

There were some people that, even though the Board continues to have the sauna's closed, went and turned the breakers on and used the saunas after the staff had left the property. We are aware of these individuals. One of the individuals said, "Rules are meant to be broken". Seems to me like a very childish comment. The breakers have been disconnected now. I don't understand why people insist on breaking the rules and do not take COVID seriously. The ventilation in the saunas is not acceptable even though people say that the heat kills the virus. We live in South Florida when it is hot most every day. Being "hot" has not eliminated COVID from our State. There is no way to sanitize the wood which is very porous. Please remember that if you are having an overnight guest in your condo with a vehicle, you must register them with the office. Remember, guests are not allowed in the common areas, this includes the pools.

Doing work in your unit other than painting and carpet requires and Architectural Permit from the Office. They are available on the website and hard copies are in the rack by the ping pong table. Please make sure you fill one out and get approval prior to starting your project.

**ANNUAL MEETING  
OF THE MEMBERSHIP  
TUESDAY, FEBRUARY 9, 2021**



The 2021 Lake Clarke Gardens Annual Meeting was held on February 9. At that time, the four candidates who received the most votes were elected to serve two-year terms on the Board of Directors.

Our accounting firm, Hafer, manually tallied votes listed on the Count Sheets by Building and announced total votes by Candidate on Election Night. The Tally was subsequently reported on LCG's Facebook page and also emailed to Owners. Hafer, however, did not keep a copy of their manual Tally after their announcement. Because several Owners requested Candidate Vote Counts by Building be disseminated, Hafer, at the Board's request, subsequently retallied the votes, this time using an Excel Worksheet. While the Final Tally per the Worksheet varies in a few cases from the manual Initial Tally, as shown below, Hafer has concluded that the differences are small and in no way affect the outcome of the election.

Candidate	Init. Tally	Final Tally
Jill Vales	369	369
Peter Toland	289	289
Jerome Sauve	268	283
Frank Pedro	244	244
Allan Boroday	203	199
Valentina Karceviski	172	172
Denis Vanesse	155	165

**WELCOME New Owners**

- 3-305 Dorita Sewell**  
From Florida
- 5-109 David & Shirley Jeffe**  
From Maine
- 6-201 Janet Goldstein**  
From Florida
- 22-111 Michelet Joaceus**  
From Florida
- 24-311 Eusty Rodriguez**  
**Rachel de La Cruz**  
From New Jersey

**Association Meetings**

All unit Owners are invited to attend  
**Agenda Meeting Mar. 4 10:00am via Zoom**  
**BOD Meeting Mar. 9 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, March 8, 2020 at 12:00 NOON.

**Deadline for article submissions for the April Newsletter is March 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.**

**DAYLIGHT SAVINGS TIME BEGINS  
Sunday, March 14**



**Don't forget to set your clock ahead one hour before you go to bed on March 13.**

**ANOTHER ONE UNDER CONTRACT!  
IN 2 DAYS!**

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 MARYSCHILTZ.COM

## Election Procedures from Hafer

Our procedures and finding are as follows:

- 1) To compile, at our offices, valid election ballots in accordance with the terms set forth by the Board of Directors, to present at the election night on February 9, 2021.
- 2) To confirm who voted and to ensure no one voted twice.
- 3) Review the ballots at our office to ensure the outer envelope was prepared and filled out correctly.
- 4) Attend the election on February 9, 2021 and oversee the counting.
- 5) Take all ballots from the box outside the door at the association and hand out to each building their ballots from the box.
- 6) No one in management or any employee handled the ballots.
- 7) Aless, Property manager, remained in her seat in the back of the room as we observed.
- 8) Watch and oversee all volunteers as they counted the ballots.
- 9) We separated husband and wife counting together as objection by some members.
- 10) We had one volunteer that kept getting up and using her cell phone. I had to keep asking everyone to stay seated and no items at their table. They finally obeyed.
- 11) Anyone counting the ballots could not bring anything to their table, could not get up without raising their hands and could not throw anything out.
- 12) Each table had two volunteers and each had a tally sheet. After they opened the ballots they each counted separately their tally sheets and then after we observed the tally sheets agreed. If they agreed it was done. If they did not agree they started over.
- 13) We observed all volunteers counting the ballots and helped with any questions they had in counting.
- 14) Once a building was completed we walked over to their table to collect the tally sheets.
- 15) We then tallied all the buildings tally sheets to prepare one grand total for the winners of the election.
- 16) We then announced the results of the election.
- 17) We left all paperwork at the association for their records.

## Vote Totals by Building

Bldg.	Allan	Valentina	Frank	Jerry	Peter	Jill	Denis
2	5	12	14	7	10	13	15
3	8	12	11	14	11	20	10
4	8	9	10	11	12	17	9
5	7	8	8	8	12	12	2
6	5	4	9	11	14	12	3
7	23	5	20	29	26	28	9
8	7	3	11	10	10	16	8
9	6	7	8	10	11	15	8
10	8	14	12	13	11	20	11
12	7	8	8	9	10	14	5
14	14	3	10	15	17	18	5
15	9	7	14	16	18	15	7
16	6	10	9	6	6	12	9
17	7	11	13	12	9	18	8
18	8	10	14	8	7	15	10
19	5	9	7	12	13	14	5
20A	6	2	2	6	5	7	3
20B	5	2	8	9	11	12	4
21	12	6	11	18	16	19	6
22	7	6	8	10	10	16	6
23	13	7	9	16	20	21	5
24	5	11	16	9	9	17	13
25	8	3	8	12	10	11	3
26	10	3	4	12	11	7	1
<b>Total</b>	<b>199</b>	<b>172</b>	<b>244</b>	<b>283</b>	<b>289</b>	<b>369</b>	<b>165</b>
<b>Rank</b>	<b>5</b>	<b>6</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>7</b>

### Findings

- 1) Six envelopes were discarded due to improper information.
- 2) 455 valid envelopes received.
- 3) No ballots were received after February 9.
- 4) 5 ballots were returned as undeliverable.

During the Annual Meeting, there were some who questioned why Aless was at the meeting, given that Hafer was hired to run the election. Here is an excerpt from her contract that explains the reason for her presence:



*“Responsibilities (include, but not limited to):*

- *Supervision of Office personnel.*
- *Assist Association Board Secretary in preparation of Notices, Board Agendas, Motions and Board Minutes, as required.*
- ***Attend Board Meetings and any Meeting sanctioned by the Board of Directors.”***

Aless' complete contract is available on the LCG Website.

## Misinformation Correction.

By Jerry Sauve

During the election last month, a letter was widely circulated around LCG. It was placed in the Card Room and Library, public restrooms, and even posted on some buildings. There was a lot of misinformation in that letter. It needs to be corrected.

**Claim:** "(you've seen the packet that the office has already sent out)"

**Fact:** The "packet" was sent out by me, personally, as a candidate. Neither the office nor BOD had anything to do with it. I endorsed three candidates who were running for the Board. No association resources were used to create, print, or mail that letter.

**Claim:** "...there's a group of people (usually 8 or so) in building 21 that socialize outside, on the lawn, in their lawn chairs. (That's against the rules)"

**Fact:** At a Meet the Candidates session, one of the supporters of that statement said I was in violation of Article XVI, Section 3 of the LCG by-laws. The only reference to being outside says, "Servants and domestic help of the unit owners may not gather or lounge in the public areas of the building or grounds."

**Claim:** Sharon Tocket attended Bingo after selling their unit (visitors are not allowed in common areas due to the pandemic).

**Fact:** The Tockets did not close on their unit until two days after the alleged violation took place. Therefore, she was still an owner when she attended Bingo.

**Claim:** "Looks to me like we have a slightly corrupt B.O.D." "We'd also like to see Jill Vales stay in office. (maybe she'd find more missing money)".

**Fact:** This accusation of missing money is brought up each year at election time. Jill has been working with the financials and commented that she has not found any missing money.

**One more fact:** Three of the four people who were endorsed in that letter said they had no knowledge of it beforehand. The fourth would only say that he didn't write it.

## Volunteer Opportunities

We're looking for volunteers to serve on various committees. There is a sign-up sheet at the office. Seats are limited so choose your favorites(s) soon! Committees are Activities, ARC, Budget, Communications, Covenant/Fining, Landscaping, Long Range Planning, Orientation, and Rules & Regs/Bylaws.

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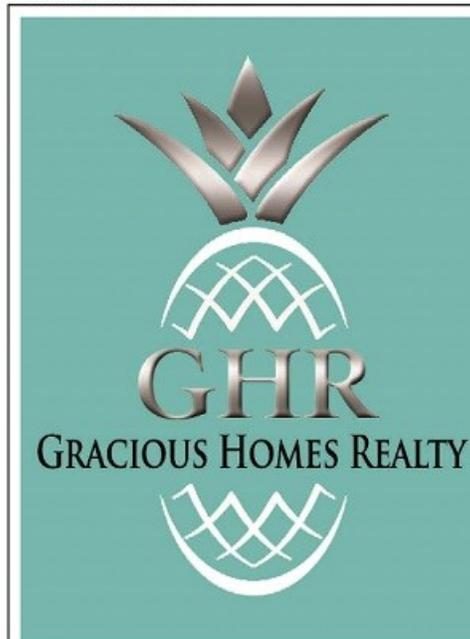
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# With Heartfelt *Sympathy*

**Edith Pedro**, mother of **Frank Pedro** passed away recently in Massachusetts. Frank was recently elected to serve on the LCG Board of Directors.

Our condolences to Frank and Peggy and their family.

Former resident **Jodi Lesniak**, Building 25, passed away in New York on February 4, 2021. She was 104 on January 1st.

Jodi was an LCG resident for over 30 years. She was an active volunteer in the Recreation Office and a Building Rep a while back.

May she rest in Peace.

*Paid advertisement*

*Submitted by Betty Cato*

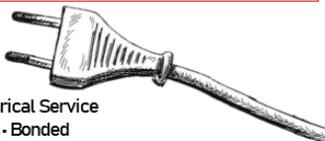
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Everyone's Irish  
On March 17th.

**What do you  
call a bullet-  
proof Irishman?**

*Rick O'Shea*

*Submitted by  
Suzanne Roy*

**What's Irish  
and lives in the  
back yard?**

*Paddy O'Furniture*

## **Solution to Loud TV Commercials**

*by Paul Kavanaugh*

Few things in life are more irritating than Loud TV commercials. Back in 2012, Congress passed the CALM ACT, which was supposed to prohibit commercials from being louder than the program content on your Television. Unfortunately, Washington lobbyists successfully watered down this law to affect local over-the-air 'broadcast' stations only. Cable and Satellite providers, along with advertising agencies were exempted from this law. Our new cable provider is also exempt. However, there is a solution.



If you own a newer flat screen HDTV, there should be a 'Volume Level Control' already built into the television. This feature may be turned ON through the Sound Settings or Audio Settings in the Main Menu of your TV set. Each manufacturer refers to this feature under a different name. For example, on VIZIO TVs, from your TV remote, you would open this feature from the Main Menu, scroll down to AUDIO. From the Audio menu, select 'Volume Leveling'. And simply turn that feature ON. On SONY TVs, the Main Menu selection would be under 'Sound Adjustments'. From that menu, choose 'Advanced Auto Volume' and select ON. No matter what they call it, this feature works quite well in most TVs.

### **SPANISH OR FRENCH?**

For residents who prefer their cable broadcasts in French or Spanish, and you didn't already select a language of choice during your initial cable set up, you can now call Atlantic Broadband to help you set up this feature to operate through your cable box. An Atlantic representative can easily walk you through the set-up process over the phone. Since more than 80% of English language programs are also dubbed into various languages, enabling the Spanish or French option will automatically translate most dialog into the language of your choice.

# The Facts About "HE" Washers

By Jerry Sauve

As more and more buildings are having the new "HE" washers installed, there are a few things you need to know. If your washer has the symbol like the one shown here, you must use a detergent with the same label. Using these new machines properly will not only save you money on detergent, but save your building money on water usage and repairs. I did some research on high efficiency washers and this is what I found:



High-efficiency washers use much less water than an older standard washer. The HE detergents are developed as low-sudsing and quick-dispersing cleaners for use in low water volume machines. Using a traditional laundry detergent in a high-efficiency washer will produce too many suds that will not be fully rinsed away. The use of traditional detergent with lots of suds can also cause the washers to leak, damage the electronic system of the washer, and may void the manufacturer's warranty. Remember that any damage is charged to your building!

The use of traditional detergents in HE washers contributes to the growth of mold and odor that can linger in the washer. Please follow these guidelines if your laundry room has a high efficiency washer.

- **For a normal size load of laundry, you need only one or two teaspoons of high-performing high-efficiency detergent.**
- **Never place a laundry pod in a dispenser.** If you choose to use single unit detergent packs, those should be placed in the empty washer drum before adding the dirty laundry and water.
- **If your clothes aren't getting clean enough for you, don't add more water.** Using additional water does not get your laundry any cleaner. Why? Because the extra water dilutes the concentration of detergent and reduces the mechanical action of the clothes rubbing against one other, the tub, or the agitator, which helps remove dirt and stains. There are other strategies you can implement to get your laundry sparkling clean.
- **Don't overload your washer with clothes.** Your laundry needs room to move around.
- **Try using the Heavy cycle on your washing machine.**
- **Use less detergent, not more.** Too much detergent can make your clothes feel soapy and greasy, and it can leave behind white spots. Filling the cup more than a third full is a mistake. A couple of tablespoons of liquid laundry detergent will work in many cases.

As long as your clothes come out clean, that means that the machine is working as the manufacturer intended. While an older agitator top-loading machine might use up to 40 gallons of water to wash a load, a newer machine that Consumer Reports checked used only 19 gallons.



**While we're on the subject of laundry, please clean the lint trap on the dryer after you use it. Please be respectful of your neighbors.**

## MARK'S DRIVING SERVICE

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(Resident - Lake Clarke Gardens - Bldg 24)



# What's Happening in March

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

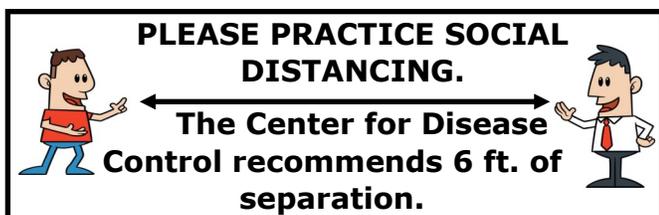
Face covering and social  
distancing required.

## 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**



# MARCH MOVIES



Come to the MOVIES at LCG  
Sunday 1:00 PM in the Auditorium

Be sure to wear your face covering



March 7

**Rosemary and Thyme**

Felicity Kendal, Pam Ferris

They create a memorial garden as a wedding present.



March 14

**Courageous**

Adam Mitchell, Nathan Hayes

Enforcement officers that face danger daily aren't prepared to tackle fatherhood.

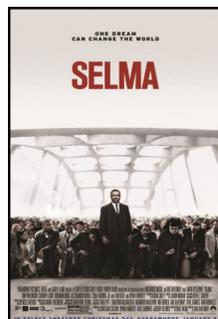


March 21

**Madia's Big Happy Family**

Tyler Perry

Shirley has important news for her family but finds it hard to bring them all together.



March 28

**Selma**

David Oyelowo

True story of courage and hope that changed the world forever.