

LAKE CLARKE GARDENS NEWSLETTER

JUNE, 2021



*photo by
Cristine Ghosn*

LCG Welcomes Jennifer Druce

As a property manager for over eight (8) years, I have been able to excel in many areas of the role. Some of which include:

- building and supervising teams to ensure a streamlined operation and effective customer service to all residents and guests.
- Managing a budget of up to \$4,000,000.
- Working with vendors to ensure proper contract management.
- I work to communicate closely with residents and staff to set goals, get feedback, and build productive teams and relationships.



I have managed several types of condo associations during my career and have undergone several capital improvement projects and restoration work, as well as building equipment repairs and replacements.

I have had the opportunity over the past few weeks to work closely with the staff to become familiar with the community and the property. I have had the pleasure of meeting some of the residents in person and over the phone and I look forward to meeting more as the months move on.

I am truly looking forward to being here as the Property Manager at Lake Clarke Gardens!

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

Website: www.lakeclarkegardens.com

★★ **Treasurer's Report** ★★

Summary Treasurer's Report April 30, 2021 (unaudited)

Liquid Assets	Total	Operating Unrestricted	Special Assessments	Hurricane Restricted	Building Reserves	Common Reserves
Cash and Investment Accounts	\$ 1,868,605	\$ 938,000	\$ 23,955	\$ 204,461	\$ 584,235	\$ 117,954
Less: Activities Account	(6503)	(6503)				
Less: Prepaid Assessments (All)	(168,638)	(168,638)				
Restated Cash Accounts	1,693,464	762,859	23,955	204,461	584,235	117,954
Accounts Receivable	91,496	72,967	18,529			
Net Liquid Assets by Type:	\$ 1,784,960	\$ 835,826	\$ 42,483	\$ 204,461	\$ 584,235	\$ 117,954



Property Manager's Report

I want to thank everyone for your patience as the staff acclimates to this transition of a new property manager, staff shortage, and changes. We are all off to a great start and look forward to a productive summer!

The coupons for maintenance fee payments are in process to be ordered and sent to unit owners. There is a delay in this process due to a glitch in the processing system. It is being addressed as quickly as possible. If you have any questions about your new monthly maintenance payments effective July 2021, please contact the office **(561) 965-8487** or email **office@LakeClarkeGardens.com**. Please remember to indicate your building number and unit number on your payment and what the payment is for so that it is properly applied to your account.

The stump grinding has been completed along the fence line on Arabian and Florida Mango. The permit is in process to replace the fence and should be issued by the beginning of June. As soon as we receive a date when the new fence will be installed, maintenance will work to remove the old fence about two days before the installation of the new fence. In the meantime, we are working to schedule the planting of the Clusia hedges to replace the Ficus hedges. Thank you to those of you in that area for your patience. We know there was a lot of dirt and dust involved with this process as we appreciate your cooperation!

The well by building 7 is no longer operable. The well has been assessed, and at this point a new well needs to be drilled. The well will be in the proximity of the existing well. The total depth of the well is 200-250 feet. There are two permits involved in this process and they are in the works. Once they are received, the drilling should commence within a week of receiving the permits. We anticipate the work to begin by the middle of June, if not sooner. This will rectify the irrigation issue and help to raise the level of the lake. Let's also hope that we are blessed with some much-needed rain in the near future as well.

Please remember that if you are planning on performing any work in your unit you MUST process an Architectural Modification Application. Failure to do so could result in a violation and/or fine, and your work will cease to continue until approval is given. Please contact the Management Office for any question you may have about this process.

CENSUS TIME! It is that time of year, effective May 31, 2021, your FOB will be deactivated unless we receive your completed CENSUS form. Owners of each unit must fill out the CENSUS form to update our database. The form was sent out via email on May 19, 2021 and is also available in the rack outside the office in front of the ping pong table for your convenience. Once completed, you must return it to: **office@lakeclarkegardens.com** or you can deposit it in the mailbox outside the office to be sure your FOB stays activated in the system. We do not need your FOB to activate it. If you need a copy of the census, please contact the Management Office.



BOD Meeting Highlights

May 11, 2021

BUDGET MEETING

Vote on approving and adopting the Budget for the Fiscal year 2021-2022 for Lake Clarke Gardens Condominiums Association and its Condominium Buildings.

Motion approved unanimously

MEMBERSHIP MEETING

A quorum was reached for the reserves in all buildings and for the common areas.
Building reserves Yes 521, No 8. 529 Total
Common reserves Yes 534, No 5. 539 Total

SPECIAL MEETING

Vote on approving and adopting the attached Resolution of the Board of Directors for Electronic Voting.

Motion approved unanimously

REGULAR MEETING

NEW BUSINESS

Discussion. Unpaid credits from ABB. All credit due was deducted from the ABB bill.

Motion to approve the adoption of the Rules and Regulations was tabled until the October 19, 2021 Board meeting.

Motion approved unanimously

Motion to relax COVID restrictions. (See article on page 8).

Motion approved unanimously

An update was given on the hiring and transition of employees.

(continued in next column)

Filling the vacancy on the Board. The Board has decided not to fill the current vacancy on the Board until the October 19, 2021 meeting (see article on page 5).

Clarification on the use of Common areas by first floor residents. Socializing is allowed but chairs must be removed after use.

Discussion of unauthorized plantings and watering. Suggestion was made to investigate hose restriction devices.

Motion to suspend regular Board meetings for the months of June, July, August and September 2021. Meetings may be noticed and held in accordance with the Florida Statute via Zoom if needed.

Motion approved 5-1

Important Notice!

The LCG Board of Directors has been restructured.

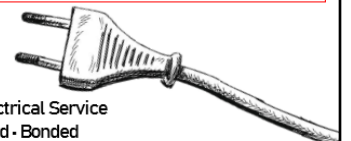
Theresa Knowles	President
Frank Pedro	Vice-President
Jerome Sauvé	Secretary
Howard Allen	Treasurer
Peter Toland	Director
Vilma Mally	Director

Due to the resignation of Jill Vales, there is a vacancy on the BOD. The Board has decided to leave that position open until the October Board meeting. If you wish to be considered as a candidate to fill that position, notify the Office by October 1, 2021.

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Landscape Committee Report



The committee is following the work being done on Arabian Road by contractor Roger Miller to grind down all the stumps left behind from aging Ficus hedges.

The next steps will be for Gonzalo and the maintenance staff to plant Clusia hedges to replace the removed Ficus hedges. We also await approval of our permit request from Palm Beach County to remove and replace the fence along the apartment building that abuts LCG property along North Garden Drive.

Our plan is to remove the aging Ficus plants along the fence and replace them with Clusia hedges once the fence has been replaced.

ELECTION Committee Report

Danielle Boroday has been appointed as the Chairperson. She expects to begin committee meetings sometime this fall, with the goal of having revised election rules in place before our next annual meeting.

Rules & Regulations Committee Report

The committee agreed to ask the board of directors to table the vote scheduled for the May monthly board meeting on the revised rules in the works during the past two seasons based upon legal review by our attorney. The committee hopes to have amendments ready for a board vote at the next meeting in October.

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**ANOTHER ONE UNDER CONTRACT!
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MARY SCHILTZ
561.635.8477

MARYSCHILTZ@BELL SOUTH.NET
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COMMUNICATION Committee Report



It's been a crazy season! As we enter our summer months, it's great to note that, in Florida, our Governor has ended restrictions, but allowing private businesses to set rules to protect their patrons and employees. In light of this new directive, LCG has lifted all restrictions with the exception of our community kitchen between the auditorium and card room and the office. The new order goes into effect July 1, and the board and property manager will continue to monitor and evaluate as conditions change. Please note all CDC guidelines are still expected to be followed and all facilities are to be used at your own risk.

The communication committee is working hard to keep you informed. This year we created an email specific for our committee to answer questions and concerns. You can reach us at **LCG.FYI@gmail.com**.

We are happy to welcome our new Property Manager, Jennifer Druce, and will work with her to plan some meet and greet events later this year.

We had a request to remind residents of our rules for Service and ESA animals:

Owner Responsibilities

LCG is a pet free community and many of our residents have purchased here with that in mind. Please note service animals and Emotional Support animals are allowed, per the law, but still must follow LCG Rules and Regulations. Rules to be followed are, but not limited to, include picking up and proper disposal of waste, having the animal on a leash at all times outside the unit, and no excessive noise or barking. All vaccines must be up to date and provided to office. Any violations are subject to fines. Let's all be respectful of each other.

Please note all applications for purchase or selling a unit must be presented via US Mail or dropped at office. Please do not email applications.

Have a great summer! Stay safe and healthy!

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Vacancy on the BOD

The Board has heard from more than one person that a petition is being circulated to reappoint Jill Vales to the BOD following her resignation. Further, when asked to sign the petition, some owners are being told that the reason the Board does not want her reappointed is because she discovered missing money. In correspondence between the board and Jill she replied in writing that any assertion of lost money is erroneous. We are not going to speculate why these people are making these vicious and slanderous statements.

Another rumor that is being circulated is that the Board was reorganized because we were afraid we would be unable to get insurance without a Treasurer. The fact is, it was reorganized because LCG needed to open a new bank account and the bank required a current list of the executive board members.

Jill abruptly resigned from the Board due to some disagreements with some other Board Members concerning who new hires would report to. She was also critical of Aless' ability and job performance as a Controller. Other Board members were not in agreement with her analysis and felt the criticism was not justified. Jill also wrote some unpleasant things about other Board members that many felt were "out of line" rather than just words that expressed her disagreement with other's independent thinking. Your elected Board Members often disagree on topics of discussion and ongoing LCG business. These matters are usually worked out through discussion and compromise. Previously, we have not seen these disagreements end in resignations nor criticism of fellow Board members or the Property Manager. Jill later stated that she regretted her decision and had overreacted to the disagreements.

As you know, the Board has decided to not fill the vacancy on the Board until the October BOD meeting. No one on the Board questions Jill's expertise in financial accounting. She will be given due consideration along with any others who request to fill the vacancy in October.

This is not the first time a position has been left vacant over the summer months. It happened when Seamus Brennan moved on June 4, 2020 and we appointed a new Board member on October 20, 2020 to fill that vacancy, almost 5 months later.

The decision to leave the vacancy open over the summer was discussed among Board members. Five of six board members agree with this decision. Here are our reasons to do so:

As everyone knows, Aless resigned as Property Manager, then agreed to stay on as Interim Controller until we hired a replacement. Aless will be a valuable resource for our new Property Manager. She is familiar with all operations of LCG. There was "friction" between Aless and Jill and the Board felt it was more fiducially responsible to have Aless help us through this situation than to have a 7th Board member.

Leaving the Board vacancy will have no effect on the ongoing day to day operation of LCG. It will also give our new Property Manager an opportunity to get her feet on the ground without experiencing any friction among Board Members. We have suspended Board Meetings for the summer and early fall and will only have BOD meetings in the case of necessity.

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(Resident - Lake Clarke Gardens - Bldge 24)



WELCOME New Owners

- 2-203** Yamida Diaz
From Florida
- 3-310** Nigel & Beverly Richmond
From Florida
- 6-209** William & Carolyn Chambers
From New Hampshire
- 6-309** Serge Lavoie & Carole Gaudin
From New York
- 10-109** Ziggy & Isabella Rypina
From Canada
- 18-102** Richard Smarth
From New Jersey
- 19-305** Barbara S. Hull
John Anthony Addington
From Florida
- 20A-202** Mark Baker
From Tennessee

SPECIAL THANKS

Marge Hill is resigning as the President of the Building Reps after serving in that position for many years. Her other roles have included Election Supervisor and Screening Committee Chair.

Thank you, Marge, for all your years of service to LCG. You will be missed.

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HAPPY FATHER'S DAY

Father's Day is all about celebrating all the amazing things Dad has done for you in your life. This year,

Father's Day will be on Sunday, June 20, and would be the best time to provide him with a laugh with hilarious and brutally honest quotes to make him feel understood. To start the celebrations on a funny note, we made a compilation of sayings that focus on the reality, and not so great parts of fatherhood in the most creative ways. Check them out!

"When I was a boy of 14, my father was so ignorant, I could hardly stand to have the old man around. But when I got to be 21, I was astonished at how much the old man had learned in seven years." – *Mark Twain*

"You can tell what was the best year of your dad's life, because they seem to freeze that clothing style and ride it out." – *Jerry Seinfeld*

"There should be a children's song 'If you're happy and you know it, keep it to yourself and let your dad sleep.'" – *Jim Gaffigan*

"We wondered why when a child laughed, he belonged to Daddy, and when he had a sagging diaper that smelled like a landfill, 'He wants his mother.'" – *Erma Bombeck*



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(from The Reader's Digest)

EMPLOYEE SPOTLIGHT

Thomas Badeau



Thomas has been a maintenance worker at LCG for 4 years. He's always out on the property making sure things are neat and clean.

Thomas lives with his wife and four children. Three of them are in school and one recently graduated from college.

Watching basketball games, gardening, and cleaning are favorite pastimes outside of work. He also likes to spend time with family and friends.

"I am a hard worker," says Thomas. "I love my family and enjoy the company of others."

Maritza Francisco Paz



You can see Maritza every morning at the pools cleaning both recreation areas. Thanks to her, our grills are always spotless and ready for the day. She has been part of the LCG family for over 6 years.

Maritza lives with her husband, a granddaughter and two dogs. She also has one son.

In her free time she enjoys reading and gardening. She is also a good cook and likes to clean.

"I consider myself a person who likes to help others. I am very responsible and respectful, especially in my job," says Maritza.

Francisco Fonseca



Francisco (aka Pancho) has been a familiar face around LCG for 31 years. Painting is his main job, although you'll often see him doing other things as well.

Pancho is married and is very proud of his 21 year-old son who is in the United States Marine Corps. He also has his mother and four sisters.

When he's not at work, he likes to spend time at home resting with his family. After he has rested, he loves to dance.

Ricardo Robayo



Ricardo is one of the newest employees on our staff. He keeps busy cleaning buildings, among other things.

Ricardo has a wife and two stepchildren, ages 14 and 18, and a dog named Princess. He also has a 9 year-old son and a 10 year-old daughter that live in Colombia with their mom. When he's not at work, he likes to read, ride his bike and spend time with his family.

He adds, "I am a person with a lot of goals and I am working on getting all my goals in life."

What's Happening in June



**Wednesdays at 7:00pm
in the Auditorium**

**Face covering and social distancing
required.**



**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.**

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.*



*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 15 people will be allowed on the
bus. **Face coverings are required to ride.***



Note:

**Power Walking and Chair
Yoga will resume in
September.**

Also Available:

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

GRAND REOPENING

The Board has voted to remove most restrictions for common areas except the kitchen will remain closed. We are asking that you follow CDC guidelines pertaining to masks and social distancing. The pool furniture that was removed is being replaced. The maintenance staff will continue regular cleaning, but you are responsible to wipe down furniture after use.

The office is also closed to walk-in traffic at this time. Please continue to call for any needs you may have. Jennifer will determine when it is appropriate to open the office.

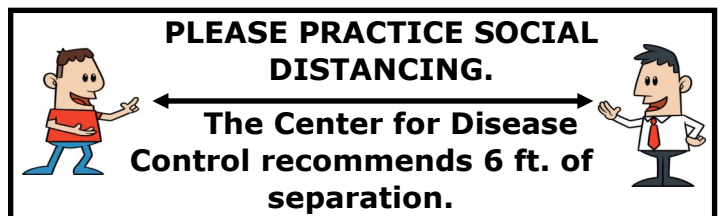
Use of all facilities is at your own risk.

Special Activities

DATE	ACTIVITY	DEPARTURE
June 3	Gardens Mall	10:00am
June 10	Lunch at Waterway Cafe You are responsible to make reservation	12:00 NOON
June 15	Isle Casino	10:00am
June 17	Wellington Mall	10:00am
June 24	Lunch at Benny's on the Beach You are responsible to make reservation	12 NOON
June 29	Palm Beach Outlet Mall	10:00am

**Sign up Sheets will be posted at Bulletin
Board by the East Pool located by the
Activities Office**

Min. of 6 People—Max. 15 people.



**Deadline for article submissions for the July
Newsletter is June 20.**

Email: lcg.sauve@gmail.com