

LAKE CLARKE GARDENS NEWSLETTER

JULY, 2022



A year Later.....

by Theresa Knowles

Since the tragedy of the Champlain Towers South Collapse, and the loss of 98 lives, safety has been on the mind of many communities, counties, and even the state legislature.

On May 24 and 25, 2022 the Florida Legislature, in a special session, addressed three initiatives. It was announced on May 26 that SB 4D Building Safety Act for condominium and cooperative associations passed unanimously. The comprehensive legislation makes certain that no matter which county a condominium or cooperative is in, they will be periodically inspected. The 88-page bill is complicated and no doubt more information and guidelines will be disseminated to all associations.

What does this mean for Lake Clarke Gardens? Some of the highlights from this bill include:

- Engineering building inspections when structures reach 30 years old and every 10 years after. Our buildings are 50 years old.
- Mandatory reserve study and funding for structural integrity components. The structural reserve study must include roofs, load-bearing walls or other primary structural members, floors, foundations, fireproofing and fire protection systems, plumbing, electrical systems, waterproofing and exterior paint, windows, and any other item which exceeds \$10,000 in deferred maintenance cost, as identified by the engineer or architect performing the inspection. The initial study must be completed by 12/31/24 and must be done every 10 years for buildings 3 stories or higher.

EFFECTIVE 12/31/24, AN ASSOCIATION MAY NOT VOTE TO WAIVE OR REDUCE RESERVES FOR THE ITEMS LISTED IN THE STRUCTURAL INTEGRITY RESERVE STUDY.

And while these new guidelines and rules don't come into effect for a couple of years, every association in Florida needs to prepare. Inflation has already played a big part in the LCG budget thus far as seen in the most recent increases to our budget. Included price increases include landscaping (one example is fertilizer up 30%), labor costs, and maintenance and repair costs, as a direct result of global

(continued on page 4)

Lake Clarke Gardens Condominium Association

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Lake Worth Beach, FL 33461

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Fax (561) 965-0986

Email: lakeclarkegardens@comcast.net

Website: www.lakeclarkegardens.com

FINANCIAL REPORT

Summary Financial Report As of May 31, 2022 (Unaudited)


LIQUID ASSETS	Operating Unrestricted	Special Assessments	Hurricane Restricted	Activities	Reserves Common	Reserves Building	Total Cash In All Bank Accts
Cash & Investment Accounts	\$ 860,616.00	\$ 25,490.73	\$ 205,069.27	\$ 997.00	\$ 55,355.59	\$643,475.84	\$1,891,004.43
Less: Prepaid Assessments (All)	\$ 209,641.44	-	-	-	-	-	-
Plus: Prepaid Utilities	\$ -	-	-	-	-	-	-
Restated Cash Accounts	\$1,070,257.44	\$ 25,490.73	\$ 205,069.27	\$ 997.00	\$ 155,355.59	\$643,475.84	-
Accounts Receivable	\$ 95,241.59	\$ 3,945.83	-	-	-	-	-
Net Liquid Assets by Type	\$1,165,499.03	\$ 29,436.56	\$ 205,069.27	\$ 997.00	\$155,355.59	\$643,475.84	\$1,891,004.43

WELCOME New Owners

- 23-105 Ernestina Alvarez**
Juno Beach, FL
- 25-307 Gregory Gerber**
Germantown, MD



Reminder



FOB's were deactivated on June 30.

If your FOB is not working, you must fill out the census to have it reactivated.

Deadline for article submissions for the August Newsletter is June 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



Property Manager's Report

Where has the time gone? We are already halfway through 2022 and it just seems like yesterday it just got here.

The new budget year has come and with that your new monthly maintenance fees will change effective July 1, 2022. Unfortunately, due to unforeseen circumstances, the coupon books have been delayed in production and mailing. They will be mailed out by July 1st, 2022. To

ensure that you are paying the correct 2022-2023 maintenance fee amount please refer to the 2022-2023 budget you received in the mail and via email. The Association voted to approve the lower percentage for building and common areas instead of 100% reserves. You will refer to the **YELLOW** highlighted column on the spreadsheet that corresponds with your building and unit number.

If you are enrolled in automated payment directly with the office, you do not have to make any changes for the new 2022-2023 Budget. If you have automated payment from your bank, please make all the required changes before July 1st, 2022. If you need to access this, it can be located on the LCG website (www.lakeclarkegardens.com) under the Documents tab and by selecting Budget. You can look it up either by building or even view the entire Budget packet that was sent out for 2022-2023 by building.

Please feel free to also contact the Management Office via email at (Office@LakeClarkeGardens.com) or at 561-965-8487 and we would be happy to provide this information as well. Please be sure to include your building and unit number on ALL payments. You can mail your payments to the Lox Box Address: Lake Clarke Gardens c/o Synovus PO Box 1030 Lehigh Acres, FL 33970. You can also mail or hand-deliver your payments to Lake Clarke Gardens 2981 Florida Mango Rd, Lake Worth, FL 33461. With the understanding there may be some confusion which may result in unit owners getting their July payment made on time, late fees for July, 2022 will be waived.

Effective Monday, June 27, 2022, the management office has changed contacts for emergencies after office hours and on the weekends. As of Monday, Gonzalo is no longer the association's main emergency contact. In case you need urgent assistance, please contact the phone number 561-308-2416 from now on. This information can be found on the building bulletin boards and on the 590-community channel, as well as on Facebook and in your emails.

Some buildings have flags at their buildings. The pole and flags at these buildings are the responsibility of the building. Management and Maintenance are happy to assist in getting the poles and flags up but the responsibility of purchasing a new pole or flag is that of the buildings. If you are not sure who to discuss that matter with within your building, please reach out to your assigned building rep. Maintenance will be removing any tattered flags for proper disposal.

The west pool deck has been repainted utilizing a new product. The paint material is an anti-slip product that was tested on the deck before applying. This will help with the slipperiness of the deck.

Maintenance received a shipment of cement parking bumpers and will be replacing the ones that need to be replaced. Many are severely damaged, and they will start with those first.

The bocce ball court has been installed at the east end of the shuffleboard courts. The court is ready for use. Once the pressure-treated wood settles and dries it will be stained or painted. It was recommended by the installer to wait three to four weeks before doing this.

The annual tree trimming will take place the last week of July and should take approximately two weeks to complete, weather permitting. The palms and the hardwoods will be trimmed. I ask that when the crew is on-site residents, please refrain from approaching them or the equipment. This is not only for your safety but for the crews' safety as well.

We hope that you are all enjoying your summer!

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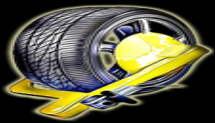
"With you every step of the way"

A year later...

(continued from page 1)

supply shortages prices. Insurance costs have skyrocketed anywhere from 15% to 100% (see the chart on next page). More than one resident in this community has been informed that their personal property insurance will not be renewed. Insurance companies are leaving Florida in numbers not seen since the days of back-to-back hurricanes. Our insurance companies are requiring special inspections and repairs to meet new standards. We have already been informed of upgrades needed to elevators, fire protection systems, and possible electrical panel upgrades to name a few. Some of these requirements we have prepared for in our budget, others have not, and will require special assessments.

It is important to understand that new rules and regulations, combined with inflation rates are going to cause unavoidable increases in our costs in the coming years. The Board makes every effort to keep costs down each budget year. Each resident is going to have to be personally and fiscally responsible! Over the years, I have heard many say, "I don't need reserves- I save on my own". I hope that was true, because not only will we all be required to have 100% reserves, but there will also be many costly upgrades required by the state. Don't get caught off guard! There is not much time before these costs start to pile up. Prepare, educate yourself, and start saving now!



DON'T GET BOOTED

As previously advised, effective Tuesday, June 28, 2022, at midnight any vehicle that does not appear registered in our system and has ALREADY received one (1) WARNING will be BOOTED.

If you receive a warning, please contact the office immediately to correct this matter.

Any resident who wishes to gain access to the South Florida Booting Parking website and/or app (Park-In-Spot) please contact the Management office for your credentials either by email at office@lakeclarkegardens.com or by phone at 561-964-8487. We recommend uploading the website or downloading the app before contacting Management.
Park-In-Spot - Link and App
<https://app.park-in-spot.com/login>.

MARK'S DRIVING SERVICE

NOW AVAILABLE SEVEN DAYS A WEEK - 24 HRS A DAY

Do you need a ride to:

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Call Mark 561/254-2458

(Resident - Lake Clarke Gardens - Bldge 24)



Increased Insurance Costs

The chart below will help you to have a better understanding of the rising insurance costs for LCG. These increases are being felt by all associations throughout the State of Florida.

Unfortunately, there is no way to avoid passing these increases on to you. The Budget Committee has made every possible cut to the 2022–2023 budget that they safely could.

There are some who have suggested that LCG self-insure. Section 718.111(11) of the Florida Statutes prohibits associations from that practice.

Coverage	Current Policy 2021-2022	Renewal Policy 2022-2023
Property	\$556,280.35	\$1,097,607.50
Supplemental Liability	\$1,900.00	\$4,674.00
General Liability	\$116,287.50	\$124,897.50
Crime	\$1,039.00	\$1,039.00
Directors & Officers Liability	\$10,511.90	\$22,965.64
Umbrella	\$20,187.00	\$21,699.37
Inland Marine	\$1,432.00	\$1,007.00
Equipment Breakdown	\$1,886.00	\$2,143.00
Accident/Health	\$340.00	\$340.00
Automobile – Bus	\$8,467.00	\$10,326.00
Automobile – Truck	\$3,618.00	\$3,770.00

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Lake Clarke Gardens Specials!

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Google Reviews

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Stay Cool in Hot Weather



Seniors are at risk for heat stroke during hot weather. We need to be more careful of overheating and heat stroke because our bodies can't adjust to high temperatures as well as younger bodies can. And, older adults are more likely to be dehydrated, which increases their risk. In fact, 36% of heat-related deaths in the U.S. were among people over age 65, according to a CDC report.

To keep seniors safe and comfortable, we've rounded up 10 practical, senior-friendly ways to help them stay cool indoors.

In hot weather, it's best for older adults to stay indoors and avoid strenuous activities because:

- Our bodies don't adjust as well to sudden changes in temperature.
- Chronic medical conditions can change body responses to heat.
- Prescription medicines can impair the body's ability to regulate temperature or could actually prevent sweating.

10 ways to stay cool in hot weather:

Drink plenty of cool water throughout the day (don't wait until you feel thirsty) and avoid alcohol and caffeine.

Eat cooling snacks like homemade popsicles, frozen peas, or slightly frozen grapes.

Eat light, cold meals like chicken or pasta salad instead of heavy, hot dishes like pot roast.

Place a cool washcloth on the back of the neck and a pan of cool water close by to periodically re-cool the towel.

Sit with feet in a pan of cool (but not too cold) water.

Keep the house as cool as possible by keeping shades closed during the hottest part of the day and using inexpensive solar curtains.

Wear layers of lightweight clothing in light colored cotton so it's easy to adjust to the temperature throughout the day by removing or adding layers.

Visit a public cooling center like a recreation center, senior center, library, coffee shop, or shopping mall.

Take a cool shower, bath, or washcloth wipe-down. For maximum cooling, keep the water just below body temperature.

Cover up with a flexible ice blanket – always use a towel to protect skin from direct contact with the ice.



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*Adapted from
DailyCaring.com*

The Essential Guide to Hurricane Preparedness

Each year hurricane season begins on June 1st and lasts 5 months, with storms typically peaking in August and September. As with every hurricane season regardless of forecast, knowing the essentials of how to prepare could truly be a life saver.

During a watch, prepare your home and evacuation plan in case a warning is issued.

During a warning, carefully follow the directions of officials, and immediately leave the area if they advise it.

It is important to create a kit of supplies that you could take with you if you are forced to evacuate. This kit will also be useful if you are able to stay in your home. Some recommended items to include are:

- ◆ Non-perishable food (enough to last at least 3 days)
- ◆ Water (enough to last at least 3 days)
- ◆ First-aid kit (include any prescription medication you may need)
- ◆ Personal hygiene items and sanitation items
- ◆ Flashlights (have extra batteries on hand)
- ◆ Battery operated radio (again, have extra batteries)
- ◆ Waterproof container with cash and important documents
- ◆ Manual can opener
- ◆ Lighter or matches
- ◆ Books, magazines, games for recreation
- ◆ Cooler and ice packs
- ◆ A plan for evacuation, and for if family members are separated

If winds become strong, stay away from windows and doors and close, secure and brace internal doors.

In the event a storm should leave you without power, there are a few things to consider and help you be ready and stay safe outside of your normal hurricane preparedness:

Gas: Make sure your tank is full in advance of the storm.

Cash: Have extra cash on hand.

Cell Phones: Charge your phone and limit use after power is out.

Water: Fill bathtub and large containers with water for washing and flushing only.

Food: Turn your fridge temperature down and/or freeze any food or drinking water that can be frozen if you expect a power outage.

KNOW YOUR STORMS

Tropical Depressions are cyclones with winds of 38 mph.

Tropical Storms vary in wind speeds from 39-73 mph.

Hurricanes have winds 74 mph and greater.

KNOW YOUR ADVISORIES

Tropical Storm Watch: Tropical storm conditions are possible in the area.

Hurricane Watch: Hurricane conditions are possible in the area. Watches are issued 48 hours in advance of the anticipated onset of tropical storm force winds.

Tropical Storm Warning: Tropical storm conditions are expected in the area.

Hurricane Warning: Hurricane conditions are expected in the area. Warnings are issued 36 hours in advance of tropical storm force winds.

Storm Surge: An often underestimated and deadly result of ocean water swelling as a result of a landfalling storm, quickly flooding coastal areas and sometimes further inland.

From StateOfFlorida.com

The Florida Hurricane season runs from June 1 thru November 30.

Hurricanes are assigned categories (commonly known as CATs) according to wind strength.

KNOW YOUR CATs



What's Happening in July

Ongoing Events

MONDAY

10:00 AM Bus to the Beach

WEDNESDAY

9:30 AM Bus to Publix/Walmart

7:00 PM Bingo

AUD

FRIDAY

9:30 AM Bus to Publix/Walmart

Special Activities

DATE	DESTINATION	DEPARTURE
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5	Festival Flea Market	10:00 AM
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14	Isle Casino	10:00 AM
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21	Four Brothers	NOON
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Four Brothers Italian Restaurant

28	Ocean One	NOON
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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.

You know it's July in Florida when:



Hot water comes out of both taps.

You find out that a seatbelt buckle makes a pretty nice branding iron.

The trees are whistling for the dogs.

You find out that you can get sunburned through your car window.

The birds need to use potholders to pull worms out of the ground.

You burn your hand opening the car door.

The temperature drops below 95 and you put on a sweater.

You can make instant sun tea.

Shade determines the best parking space, not distance.

Farmers feed their chickens crushed ice to keep them from laying hard boiled eggs.

When you step outside at 7:30 a.m., you break into a sweat.

Potatoes cook underground. This is convenient because all you have to do is pull one out and add salt, pepper, and butter.

You discover that asphalt has a liquid state.

You learn how to steer your car with only two fingers.

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