

LAKE CLARKE GARDENS NEWSLETTER

SEPTEMBER, 2022



All Together Now

By G.R. (Gilles Roy)

I decided to borrow a song title from the Beatles for my presentation to you: *All Together Now*. Like most of you, I love LCG. I like the location, the amenities, and the people. I have had the privilege of benefiting from this great community over the past 20 years. I am a second-generation owner. And I hope that my wife and myself can keep living here among you for another 20 years.

Some condo associations work a lot with contracts (ex. Management companies). We tried this in the past but with less success than we have today. We like to do things our way and often by ourselves. This is why we have our own Property manager, our own staff, and many working committees and devoted volunteers.

I am always impressed to see all the volunteers during our election process every year or all the great activities we offer and the number of participants in all these activities. We (all together) have made this place what it is today.

So, what's next? More involvement? less involvement? Or the status quo? Why not more involvement? If you have some interest or expertise you wish to share with us, please do not hesitate. There are many ways to help keep this place a great place.

In the recent past, we have gone through new challenges (COVID 19, inflation, labor shortages, etc.), but being a community of 55 and older, most of us have gone through worse at one time in our lives and we know how to deal with changes in a serene way. We know how to get along in a respectful manner.

I was elected to the BOD a little more than 6 months ago and I thank you all for giving me this privilege and opportunity. I am presently the liaison for the Covenant Enforcement Committee, the Hearing Committee as well as the Long Range Planning Committee. All these committees, like all the others, are doing well, and it's all because of your involvement. I would also like to emphasize the great work of our devoted staff. It is not always easy to keep over 800 senior citizens units happy. We know what we want, and we are not shy about saying it.

(continued on page 5)

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 APRIL 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	\$1,321,271.38	\$ 25,490.73	\$ 155,068.57	\$ 997.00	\$155,335.59	\$ 643,475.84	\$ 2,301,639.11
Less: Prepaid Assessments (All)	\$ 209,641.44	-	-	-	-	-	-
Plus: Prepaid Utilities	\$ -	-	-	-	-	-	-
Restated Cash Accounts	\$1,530,912.82	\$ 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	\$1,626,154.41	\$ 29,436.56	\$ 155,068.57	\$ 997.00	\$155,335.59	\$ 643,475.84	\$ 2,301,639.11

IN OBSERVANCE OF LABOR DAY, THE MANAGEMENT OFFICE WILL BE CLOSED, AND ALL STAFF WILL BE OFF THE PROPERTY ON MONDAY, SEPTEMBER 5TH, 2022.

NORMAL OFFICE BUSINESS HOURS WILL RESUME ON TUESDAY, SEPTEMBER 6TH, 2022.

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Deadline for article submissions for the October Newsletter is September 20.
Email: lcg.sauve@gmail.com
or drop it off in the office.

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Office	office@lakeclarkegardens.com
Applications	applications@lakeclarkegardens.com
Jennifer Cox, Property Manager	propmgr@lakeclarkegardens.com
Controller	controller@lakeclarkegardens.com



August 8, 2022

NEW BUSINESS

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

*The Board of Directors of the Lake Clarke Gardens Condominium, Inc., approved a Special Assessment of All Buildings due to actual annual premiums for Lake Clarke Garden’s various insurance policies that were renewed in the fiscal year ending June 30, 2022, will be **\$287,878.60** more than anticipated. Budgeted amounts were based on Lake Clarke Garden’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. The Special Assessments per building are as follows:*

Building 2	\$11,396.36
Building 3	\$11,877.90
Building 4	\$11,877.90
Building 5	\$12,359.44
Building 6	\$12,359.44
Building 7	\$21,187.61
Building 8	\$11,396.36
Building 9	\$11,235.85

Building 10	\$10,914.83
Building 12	\$11,342.86
Building 14	\$13,804.05
Building 15	\$12,198.92
Building 16	\$12,359.44
Building 17	\$12,359.44
Building 18	\$12,359.44
Building 19	\$12,359.44

Building 20 A	\$5,350.41
Building 20 B	\$7,223.05
Building 21	\$12,359.44
Building 22	\$11,877.90
Building 23	\$12,439.69
Building 24	\$12,519.95
Building 25	\$12,359.44
Building 26	\$12,359.44

On August 9th, 2022, Unit Owners were sent individual unit amounts calculated by common area, building, and unit percentages according to the Association Documents. The Special Assessment is due and payable and will be posted to Owners’ Accounts, as of September 1, 2022. Interest on unpaid balances and late fees will be assessed in accordance with the Association Official Documents. Owners may elect to pay their Unit’s Special Assessment in up to 9 monthly installments.

To be clear

If you choose to make monthly payments:

- They must be made separately from your regular monthly payment.
- If your Special Assessment (SA) payment is not received by the 10th of each month, late fees and interest will be applied according to our documents.
- **YOUR SA CANNOT BE PAID BY ACH. You must still make a separate payment each month.**
- If you have a credit in your LCG account, it **WILL NOT** automatically be applied to your SA. **YOU MUST NOTIFY THE OFFICE IN WRITING THAT YOU WISH TO USE THE CREDIT TOWARD YOUR SA PAYMENT.**



Property Manager's Report

The summer has flown by, and we are moving swiftly into fall!

The temperatures have been high here in Florida this summer. Florida isn't the only state seeing this increase in temperatures. So be sure to drink plenty of water, find shade when outside, wear lightweight and light color clothing and reduce

strenuous activities outdoors during the peak afternoon sun. Exposure to extreme heat makes it difficult for our bodies to cool off, resulting in heat-related illnesses including heat cramps, heat exhaustion, and potentially fatal medical emergencies like heat stroke.

We have also been experiencing a lot of power surges here at LCG. If you are having your unit inspected be sure those inspecting your units are checking that your thermostats have been reset, appliances like refrigerators are running properly, etc. On many occasions after these surges, major appliances need to be reset.

We understand that many residents like to maintain a credit balance on their LCG accounts. This is a completely acceptable practice. However, it is not a frequent practice of Lake Clarke Gardens to continuously process refunds on accounts with credit balances. If you anticipate removing funds from your account, please limit this to once a year.

Special Assessment of all buildings for the insurance shortfall is legally due and payable and will be posted to Owners' Accounts, as of September 1, 2022. However, Owners may choose to pay their Unit's Special Assessment in up to 9 monthly installments. Late fees and interest will be applied to any delinquent monthly payments. Any Assessment not paid by the tenth day following the specified due date shall be subject to a penalty of TEN DOLLARS (\$10.00). Monthly payments are due on the 1st of each month and late as of the 10th. Payments must be in the drop box no later than the 9th of each month by 4 pm. A payment separate from your monthly maintenance payment must be made to the management office either in person or by mail, or you can process a separate payment to your online TOPS account. If you are currently set up on ACH, you will need to submit a separate payment for the Special Assessment as well. **Special Assessment payments cannot be set up with ACH. Please be sure to put a note on your payment that it is for the Special Assessment as well as indicating what Building and unit.** For unit owners **NOT** electing to pay in 9 monthly installments, late fees will be applied monthly on the 10th of each month on the full unpaid balance of the Special Assessment. Unpaid assessments will bear interest at the rate of up to 18 percent. **If you are mailing in your Special Assessment payment please mail it directly to the office at 2981 Florida Mango Rd, Lake Worth, FL 33461. Do not send it to the Lockbox address.**

MARK'S DRIVING SERVICE

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(Resident - Lake Clarke Gardens - Bldge 24)



Before any renovation work is started, an LCG permit and approval must be obtained from the Architectural Committee and Management Office. Application forms are available at the LCG Management Office or online. This permit must be displayed at the Unit during work. Please be sure that once the work is completed to contact the LCG Management Office to obtain your deposit check back.

Hope everyone has a safe and happy Labor Day!



All Together Now

(continued from Page 1)

As we celebrate Labor Day this month, I'd like to thank our Property Manager, Jennifer, and her office team, who have been with us for a short period of time and have tackled all obstacles to give us the best service I have seen here. I would also like to acknowledge our maintenance staff, that keep our homes looking so good. We must admit, this is more a resort than a simple condominium community, that we get to enjoy every day.

This is a diverse cultural community, with many challenges and different ideas which is part of why this hidden treasure is a great place to live together.

So, whether you want to participate in our multiple activities or offer a bit of your time, whether as a BOD member, a committee member, or as a volunteer for one or more specific tasks in which you are at ease, do not hesitate. Don't wait, most committees work year-round and we should be quite active in the next few months. Be a part of LCG's social life, because the best way to keep and improve our community is by working *All Together Now*.

Hope you had a great Summer and hopefully we will all have a great fall and winter.



DON'T GET BOOTED

South Florida Booting Company (SFB) is now up and running. **It is your responsibility to make sure your vehicle is properly registered.** SFB does not recognize the red LCG stickers. They use a license plate recognition system to determine if a vehicle is properly registered. If your information is not on file with the office or if you have not correctly entered your information on the census form or in the office, your car will receive a warning sticker. You will then have 72 hours to correct the violation. If not corrected, your car will be booted.

Please note that clear violations of our rules, such as motorcycles, backing into a space, etc. are automatic boots. No warning will be issued. Management also reserves the right to boot at will.

Should your vehicle get booted, it will be removed within one hour after you contact SFB at **(877) 990-0004** and pay the \$75.00 booting fee. **DO NOT CALL THE LCG OFFICE. THEY ARE NOT ABLE TO RELEASE YOUR VEHICLE.**

If you wish to gain access to the SFB Parking website and/ or app (Park-In-Spot), please contact the Management office for your credentials by email at Office@lakeclarkegardens.com or by phone at 561-964-8487. This allows you to register guests after hours or on weekends. We recommend uploading the website or downloading the app prior to contacting Management.

Park-In-Spot - Link and App
<https://app.park-in-spot.com/login>.

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WELCOME New Owners

2-206 Kevin & Julie Keaton
Aylett, VA

3-307 Raymond Sanchez & Ana Acosta
Las Vegas, NV

22-212 Roberto Socarras Ojeda & Liliem Socarras Diaz
Wellington, FL

24-108 Mary Miranda & Kathryn Willis
San Antonio, TX

26-203 Grzegorz Frackowiak & Bridget Corallo
Canada

The Lighter Side of Labor Day...

In the week before Labor Day, Eli, a dirt-poor country farmer won the Lottery - half a million dollars. So to celebrate, he treated his wife and their four kids to a trip to see the Labor Day parade in New York.

He booked them rooms in the Sheraton International at the corner of Park Circle and Central Park North. They'd never been to anywhere like New York before, in fact they'd never traveled further afield than their local town, so when they got there they were completely bowled over by all the glitz, glamor and excitement of the "Big Apple".

Eli and his son, Clem, were particularly mesmerized by a shiny box with silver walls in the hotel reception. They'd never before come across doors that could move apart, and then automatically close again, as neither had seen an elevator before. So they were totally amazed when a little old lady entered the shiny box and the doors closed on her. The lights on the wall by the doors flashed for a minute or so, then the doors opened and out stepped a beautiful young woman.

Eli turned to Clem and said, "Son, go get your mother."

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Ms. R & R, aka Connie Boudreau, takes a humorous look at a couple of LCG Rules and Regulations.

Dear Ms. R & R,

I would like to move into Lake Clarke Gardens and practice my motorcycle jumps over the lake. I have observed many sleeping turtles, birds, and sunbathers around the grounds. Do you think I would be disturbing the residents?

Evil Knievel

Dear Mr. Knievel,

I'm afraid you are going to have to jump right over LCG with your motorcycle. They are not allowed on the premises. You also may not do any rollerblading, skateboarding, or motorized scooter riding.

An electric scooter, bike, or wheelchair is allowed, which is good news since I'm sure you are not walking very well at this point in your life.

Ms. R & R



Dear Ms. R & R,

I have retired here to Lake Clarke Gardens and I see some really big fish in the lake. Can I get my rod and reel out and try my luck?

Papa Hemingway

Dear Mr. Hemingway,

We are so excited to have the *OLD MAN AND THE SEA* author living among us. I am very sorry to say that the only fishing allowed on our lake is done by the sea birds and turtles we have here. I'm afraid you will have to be happy just strolling around the walkway and observing our many natural fishing experts. No fighting with the pelicans over their catch!

Ms. R & R

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What's Happening in September

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



September 9 and 23
7:00 PM Card Room

Join your friends and neighbors for an evening of music and laughs. Bring snacks to share and your beverage of choice.

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.

Also available:

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

Special Activities

DATE	DESTINATION	DEPARTURE
1	Wellington Mall	10:00 AM
6	Agliolio	NOON
13	Isle Casino	10:00 AM
20	Banana Boat	NOON
27	Gardens Mall	10:00 AM

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