

LAKE CLARKE GARDENS NEWSLETTER

OCTOBER, 2022

Adios, Gonzalo, Our LCG Hero

By Peter Toland



Imagine where you were in 1985, the year that Gonzalo Ramirez began his long tour of duty at LCG, some 37 years ago, when LCG was still a baby community. Gonzalo retired from his service at LCG at the end of September and we are all a bit heartbroken that we will no longer see his smiling face touring about the campus in his golf cart, venturing out to check on the maintenance staff or to help an owner in distress. For all these years Gonzalo has been a dedicated employee and a friend to owners. He was always willing to go the extra mile when solving any and all maintenance issues in the community.

These are a few of our fond memories of Gonzalo: in 2005, when Hurricane Wilma clobbered Palm Beach County, ripping off the roofs of two of our buildings and making a number of people homeless, and most residents without power for several weeks, Gonzalo took some 30 residents in the LCG bus back to his home where he and Rosa fed them chicken soup. On other occasions, he helped people whose cars wouldn't start. People who fell in their condos knew that Gonzalo would be there to help get them back up. Almost weekly Gonzalo provided freshly grown fruits from his garden such as mangos and soursop "guanabanas" for the staff. He was always on the lookout for used equipment that could make life easier for the staff, like his recent acquisition of a refrigerator for the staff to store their lunches.

As maintenance supervisor over the years, Gonzalo was instrumental in taking care of our property, everything from our landscape, in which he could tell you the name of every shrub and tree and when it was planted. He was a big help in planning and planting the new palm trees along the canal side of LCG, and the new Clusia hedges along Arabian Road. He was great at the replacement of 50-year-old burst cast iron drainpipes within our building walls, repairs of electrical wiring between condo walls, termite hunting and extinction, and everything else he did.

Gonzalo has a love of wild animals. Who hasn't seen pictures of Gonzalo's live capture of the ten-foot alligator in the canal? Or capturing the baby raccoons and turning them free? Or taking care of orphan baby ducklings and Egyptian Geese? Or helping to manage undesirable critters like the many iguanas that invade our campus.

If you needed after-hours work done in your condo, Gonzalo would often be the first person you could turn to - he and his famous "Columbian Connection," the tile guy, the granite guy, the electrician, the plumber, the painter, and on and on. If Gonzalo didn't have time to do the job himself, his connections would step in and do quality work at a very fair price.

And then, there is Gonzalo, our Latin Fred Astaire. Many of us remember seeing him dancing the night away at LCG events in the auditorium to the beat of the Cha Cha, the Mambo, the Merengue, the Rhumba, the Bomba, and more. He is such a very talented dancer that the crowd would gather in a circle around him on the dance floor and start clapping. Move over John Travolta and Fred Astaire!

Gonzalo. We love you and we will miss you! We hope you and Rosa have a wonderful retirement. You will always be welcome here at LCG.

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

FINANCIAL REPORT

Summary Financial Report As of August 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	\$ 1,189,014.41	\$ 25,490.73	\$ 205,359.66	\$ 2,887.06	\$ 155,335.59	\$ 643,475.84	\$2,221,563.29
Less: Prepaid Assessments (All)	\$ 209,641.44	-	-	-	-	-	-
Plus: Prepaid Utilities	\$ -	-	-	-	-	-	-
Restated Cash Accounts	\$ 1,398,655.85	\$ 25,490.73	\$ 205,359.66	\$ 2,887.06	\$ 155,335.59	\$ 643,475.84	-
Accounts Receivable	\$ 95,241.59	-	-	-	-	-	-
Net Liquid Assets by Type	\$,493,897.44	\$ 25,490.73	\$ 205,359.66	\$ 2,887.06	\$ 155,335.59	\$ 643,475.84	\$2,221,563.29

Association Meetings

All unit owners are invited to attend

- October 6 Building Rep Meeting**
10:30 AM Card Room
- October 13 Agenda Meeting**
10:30 AM Auditorium and Zoom
- October 18 BOD Meeting**
10:00 AM Auditorium and 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, October 17, 2022 at 12:00 NOON.

WELCOME New Owners

- 6-211** Herman, Martha, & Paul Luis
Palm Springs, FL
- 10-301** Oleksander Glichenko
Ukraine
- 12-106** Carmina & Chris Petro
Canada
- 16-203** Evie's World LLC (Deborah Gage)
Lake Worth, FL
- 22-312** Pamela & Brandon Logan
West Palm Beach, FL
- 24-309** Thomas & Madeleine Arena
West Palm Beach, FL

PAID ADVERTISING IN THIS NEWSLETTER DOES NOT CONSTITUTE AN ENDORSEMENT BY LAKE CLARKE GARDENS CONDOMINIUM, INC. FOR THE PRODUCTS AND/OR SERVICES ADVERTISED.

Deadline for article submissions for the November Newsletter is October 20.

**Email: lcg.sauve@gmail.com
or drop it off in the office.**

Office Email

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



Property Manager's Report

The Season is ready to begin, and we are all looking forward to Lake Clarke Gardens buzzing again with a full house of residents.

We have experienced a lot of unit owners' air condition units leaking. Please be sure that you are having your ACs checked monthly and serviced regularly by a licensed HVAC company. There have been a

number of issues relating to the ACs drain pans not being properly cleaned and leading to clogs. These clogs will affect not only your unit's AC line but can eventually travel into other units' AC systems.

As many may know Marie the Financial Controller is no longer a part of the Lake Clarke Gardens team. After much consideration and review of applicants, The Board and I have elected to utilize an accounting firm to handle the Financial Controller responsibilities for Lake Clarke Gardens. Carr Riggs and Ingram LLC will be not only cost-effective but a more secure option in terms of a financial controller. Utilizing a CPA firm for full controller services will provide the Association with consistency and worry-free financial management. CRI comes with high recommendations from various condominium associations.

South Florida Booting has been doing a wonderful job of maintaining the parking violations on the property! In the past two months, they have issued 36 warnings and 18 boots. Please be sure if you have not filled out a census for 2022, please do so as soon as possible. Your vehicle MUST be registered via the census form and in our systems to avoid a warning and potential booting. **Also, please remember motorcycles and backing into parking spaces are strictly prohibited and will result in an automatic boot. No warning will be given.**

There have been reports of many issues with elevator doors and residents getting stuck in elevators. I urge residents to please refrain from holding the doors open, prying the doors open, and tampering with the elevators in any way. Not all but much of this behavior causes issues with the door closure mechanisms especially given the age. If the elevator stops between floors, don't panic there is plenty of air in the elevator. Use the ALARM or HELP button, this button is a telephone that will dial Kings III, our emergency monitoring company. Depending on the emergency, they will contact maintenance or 911. **Do not attempt to pry open the doors. Never climb out of a stalled elevator. Wait for qualified help to arrive. The outside of the car is an unsafe place for non-qualified personnel. Emergency lighting will come on in the event of a power failure.**

Please be mindful of the laundry hours. The hours are from 7:00 a.m. to 8:00 p.m. The last load must go in the washer before 8:00 p.m. The laundry facilities are provided on each floor for the exclusive use of the Owners/Residents and Registered Guests residing on that floor. If the machines are out of order on a particular floor (only in that case) Unit Owners/Residents and Registered Guests may use machines on another floor in their building. Doing laundry for those living outside of

Paid advertisement

MARK'S DRIVING SERVICE

NOW AVAILABLE SEVEN DAYS A WEEK - 24 HRS A DAY

Do you need a ride to:

**Work - School - Airport - Grocery Store - Church - Dr.'s Appt -
A Night Out On the Town**

Better Than Uber - Cheaper Than A Taxi

** No Meter Running*

** Available by the hour*

Affordable. Dependable. Reliable.

Call Mark 561/254-2458

(Resident - Lake Clarke Gardens - Bldg 24)



LCG is prohibited. No large or heavy rugs or blankets may be laundered in washers or dryers. Washing animal blankets and/or rugs are absolutely prohibited.

Remember the first Board meeting of the season is scheduled for October 18, 2022, this is the 3rd Tuesday of the month. It will be held in the auditorium as well as on Zoom.

We are in the last two months of hurricane season, which tend to be the rockiest. Please be prepared in case of a storm. I have sent out a 2022 Hurricane Guide, but if you wish to receive another copy, please contact the office.

We look forward to everyone's arrival back into town!

EDITOR'S NOTE



For the past five-plus years, I have had the pleasure of editing the LCG newsletter. I have enjoyed keeping you up-to-date on all the happenings here.

But the time has come for someone else to step up and take over those duties. December 2022 will be my last edition as editor. We need to ring in the New Year with a new editor. I will be available to help with the transition if requested. I have used Microsoft Publisher during my tenure but other software has been used in the past.

If you are interested in the position, or want more information, please contact the office.

Thanks to all of you for your kind words and support.

Respectfully,
Jerry Sauve

We Need You

As the saying goes; "All good things must come to an end". Unfortunately, this is true for our good friend and neighbor, Jerry Sauve, who after more than 5 ½ years as editor of our newsletter will be stepping down at the end of 2022. Dec. 2022 will be Jerry's last edition.

So many of us have appreciated the fine work and long hours that this man has put in by himself to give us all this great monthly communication paper. So, from all of us, thank you Jerry for your great work and devotion, through this newsletter, to the LCG community.

We have been privileged, to have our BOD Secretary do all this work, which was not part of his mandate, and give us a top quality product month after month.

But now that we are used to receiving this fine monthly document, we need to be able to continue Jerry's fine work. These are not easy shoes to fill, especially for one person. That is why, like all the activities go through the activity committee, many of us believe that this wonderful communication media should be taken over by our communication committee.

However, we need your help. If some of you have journalist, editing, translation skills or desires, please volunteer to our communication committee and become a member of this great team. Together, we can ensure the continuity of Jerry's consistent and professional work.



Submitted by G.R. (Gilles Roy)

Paid advertisement

Datura
AUTO SALES AND RENTALS
2307 S. Dixie Highway, West Palm Beach, FL 33401

Michael White
LCG Resident

(561) 312-7628

- BUY
- SELL
- TRADE
- RENT

MIKEDATURA@COMCAST.NET

Paid advertisement



Sharon L. Tocket

Realtor®
12161 Ken Adams Way 110
S1
Wellington, Florida 33414

561 252-7294 direct
SharonTocket@comcast.net

**I Need Listings
Everything is selling**

www.GraciousHomesRealty.com
Distinctive Marketing of Fine Homes

DID YOU KNOW?

Wi-Fi is available in most of the Common Areas. Passwords are posted on the bulletin boards at both pools, also in the Auditorium and Card Room.



Introducing Sandor "Sonny" Bojtos, Our New Maintenance Supervisor



Born and raised in Budapest, Hungary, I moved to the United States in 2005. I performed a wide range of construction work for several companies on several projects and job sites as required including carpentry, painting, flooring, and electrical. In 2008 I went to work for Marriot Hotels in Key West, FL. There I developed, implement, and evaluate maintenance policies and procedures while creating an enjoyable and safe environment for guests and associates.

In 2015 I went to the US NAVY as a supervisor at NGIS. There I became a certified building engineer. For roughly 14 years, I have had the opportunity to work with and for several Associations, offering a wide range of experience in electrical, HVAC, plumbing, carpentry, mechanical, and other related systems.

I have had the opportunity over the years to work on several major building restoration projects, coordinated all necessary building equipment repairs and replacements needed due to the age and condition of equipment, and provided cost analysis - inclusive of any relevant energy-saving measurements that would provide significant cost savings to associations.

I am eager to meet all the residents at Lake Clarke Gardens. I look forward to the opportunity to utilize my skills here at the Association and the opportunity to be a part of the Lake Clarke Gardens team!

Attention Snowbirds

As you return to LCG, make sure your vehicle is properly registered to avoid being booted.



IF YOU RECEIVE A WARNING STICKER ATTACHED TO YOUR WINDOW, DO NOT IGNORE IT. YOU WILL BE BOOTED IF YOU'RE NOT IN COMPLIANCE.

ACH (What a wonderful thing)



Being a Canadian, I was under the impression that we could not use ACH (Automated Clearing House), which is an electronic funds transfer service. But I was wrong. Even if my US fund account is in a Canadian bank, I can use this great tool. It is very easy to set up. The office has a one-pager to fill out and, "Voila", my next month's maintenance fees are directly transferred to LCG. Not only am I saving \$0.75 per cheque and my personal managing time, but I am also saving some time for our accounting service.

So, if you are not already on ACH, I encourage you to do so. Thank you. GR

Paid advertisement





Predicting the Future

By Bob Knowles

Recently, around the pool, there has been a lot of criticism of the board regarding the recent special assessment for insurance. For those of you who have not attended a budget meeting or been

involved in the budgeting process, let me explain the process. I assure you there is no crystal ball. If anyone has experience in budgeting or a crystal ball, the budget committee could always use the help. Please sign up next year and get involved.

The budget process basically involves a lot of investigation work which results in an educated guess as to what is going to happen 4 to 16 months down the line. The process is simply an attempt to predict the association's expenses in the future.

This process normally begins in March of each year and wraps up in April with the presentation of a preliminary budget to the board and budget committee for review, adjustment recommendations, and finalization of a budget which goes into effect in July. In March, the property manager, controller, budget chair, and board treasurer review the current budget line by line to assess where the association currently stands 8 months into the current budget year. During that process, they look for items where there could be problems regarding projected shortfalls or overages. They call contractors, utilities, insurance agents, etc. to inquire about what increases they are expecting in the coming year. Using the 8 months of actual data, projections of current budget shortfalls or overages, and information obtained via phone calls, a preliminary budget is established for presentation during the budget meeting. During the public budget meeting, the preliminary budget is reviewed line by line by the budget committee and board, with members in attendance watching. At that time, final adjustments that are deemed appropriate are made, members are allowed to ask questions and the budget is finalized, which is then approved by a board vote at an official association board meeting.

This process, in the last couple of years, has been extremely difficult because of the ever-increasing inflation rates and the fact that the Florida Insurance Industry is in total chaos. 16 insurance companies have either gone bankrupt or totally pulled out of Florida. Many others are not taking on new customers or renewing policies for existing customers causing insurance rates to more than double in some cases.

So, what went wrong? During both the 2021-22 and 2022-23 budget process our insurance agent was called and asked what increases they were seeing regarding new policies. They provided us with a low and high percentage range. For 2021-22 we chose to go with a mid-range percentage and at renewal time the cost was at the max range. For 2022-23 we chose the max range so as not to underestimate again. Unfortunately, when the time came to renew, the new rates far exceeded that maximum estimate which would cause a huge year-end shortfall.

The Board of Directors takes their fiduciary duties very seriously. Knowing many of their decisions can cause a huge burden on many of our owners, they are only made after thoughtful consideration and investigation. However, in the environment we find ourselves in currently, many of the decisions are simply out of their control.

Paid advertisement

Paid advertisement



Halloween Dinner Dance

Come and enjoy a pasta dinner. Bring a Halloween dessert to share in a dessert potluck. Prizes will be awarded for the best Halloween desserts. You can even bring treats for your table. You never know who will be "trick or treating". There will also be prizes for the best costumes in four categories:

- Best overall costume
- Funniest costume
- Best couples costume
- Scariest costume
-



WHERE: LCG Auditorium
WHEN: MONDAY, October 31
TIME: 5:00—9:00 PM
COST: \$10:00 per person

Sign up in the Activities Office after October 17. Tickets are limited. For tickets and reservations before Oct. 17th see Gilles Roy or call (438) 376-5514.



Paid advertisement

BRYAN'S ELECTRIC INC.

BRYANSELECINC@ATT.NET
 30+ YRS EXPERIENCE
 RESIDENTIAL, COMMERCIAL, & SERVICE



PALM BEACH, MARTIN & ST. LUCIE COUNTIES
 C: (561)-714-4058
 F: (561)-688-8577



October 7 and 21
 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.

ICE CREAM SOCIAL LIVE ENTERTAINMENT FEATURING: LOLA



Come join in the fun at the first event of the 2022/23 season on the deck at the East Pool. LOLA is a fan favorite who has entertained us before with her music from past decades. Ice Cream Sundaes will be the treat for this event. Reserve a table for you and your friends and bring table snacks to share.

BRING YOUR OWN BEVERAGE. This party will be limited to the first 125 persons purchasing a ticket, We expect it to sell out fast so don't delay.

WHERE: EAST POOL
WHEN: Monday, November 7, 2022
TIME: 5:00 PM to 8:00PM
COST: \$6.00 per person

Advance reservations required (sign up in the activities office by November 4, 2022. - Limited to 125 persons (No one under 18 allowed to attend)

THE POOL DECK AREA WILL BE CLOSED AT 1:00 PM FOR SET-UP.

Paid advertisement



Mark Wootton, P.A.
 REALTOR®



561.268.7827 cell
 mwootons@outlook.com

f Mark Wootton Realtor
 i PalmBeachRealtor81

12769 Forest Hill Blvd. #1A
 Wellington FL 33414
 561.429.2070 • LAERRealty.com



What's Happening in October

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



**Activities Office
Reopens Monday,
October 17**

Sign up in the Activities Office for all events and trips scheduled after Oct. 17.

Please make your own reservations for all lunch activities.

All bus trips during regular business hours require advance registration and a \$5.00 **Refundable** deposit. A minimum of 6 people must sign up for the trip.

After-hours trips require a minimum of 15 persons and a \$10.00 **Non-Refundable** charge.
FOR ACTIVITIES WITH REFUNDABLE DEPOSITS.

NO REFUND IS GIVEN IF YOU CANCEL WITHIN 24 HOURS OF THE TRIP.

Also available:

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

Special Activities

DATE	DESTINATION	DEPARTURE
4	Waterway Cafe 	NOON
7	Karaoke 	7:00 PM
11	Ocean One 	NOON
18	Hard Rock Casino 	9:30 AM
21	Karaoke 	7:00 PM
25	Outlet Mall 	10:00 AM
31	Halloween Party 	5:00 PM
NOV. 7	Ice Cream Social 	5:00 PM

For further information contact the Activities Office

**Mon., Wed., Fri. 9:30AM—11:30AM
(561) 965-6221**