

Bldg rep meeting minutes for 9/4/2025

Present 9 rep/alternates; 3 guests and 11 on zoom.

Meeting called to order by Barbara DeClerque, President at 10am. She announced that Iris will be attending later in the meeting.

She asked Anna, a recently hired admin asst, to introduce herself. Anna advised she lives in Delray and is thankful to be here and has received many favorable comments.

Barbara asked for a motion to waive the reading of the August meeting minutes and Mary Menis made the motion and it was seconded by Linda Vardy-Johnston in bldg 2.

Barbara advised that the microphone is live and this meeting will be recorded. She mentioned that there is lots of good information on the LCG website and the September newsletter is now out. Also, board meetings can be attended by all owners and the owners can also listen in on board meetings via zoom.

Gloria Gracia, bldg 24, gave an update regarding Breezeline: we should be getting an upgrade but we have not received notification when that will take place. Breezeline still has to install some external equipment before we can get the new equipment in our units. We will be notified and given a phone number to set an installation date when Breezeline is ready. Internet speed will increase substantially. Currently speed is at 600mb and will increase to 1000 mb by year 2028. She advised that equipment updates will include a new streaming box (each

unit can have 3; 1 modem; 1 router and 1 wifi extender. When streaming starts, we will be able to store in the “cloud”. More info will be put in the Oct newsletter.

Mary Menis commented on the hole in the wall at bldg 20B advising that the insurance company wants to settle. Anna, admin asst, advised that Iris has 2 proposals and is waiting for her to contact ins company, the proposal will be sent to the board to approve.

A comment made by an owner in bldg 20A that the trash door doesn't close, Anna will pass this info to Iris. Painting of the sidewalks will occur at a later date, no date yet set. Only 5 are needed to sign up for the beach bus trip.

Gloria, bldg 24, advised that on 10/23, at 6pm, a Florida State rep will visit LCG to let us know about the new condo laws and how this will affect us. She also encouraged all owners to attend board meetings in person or via zoom.

Pedro Dorfman, bldg 16, asked for an update regarding painting the parking “stops”. Anna advised that work won't be done until all of the laundry room painting work is completed.

Gloria, bldg 24, advised that a cement proposal has been received regarding the edge of the lake. She also mentioned that the drain holes in some of the parking lots are not draining properly. There is a conflict regarding whose responsibility it is regarding cleaning those drains, Anna will get an update from Iris.

Question about the laundry “cards”. Anna advised that there are instructions currently posted in the office and those same instructions will be posted in each laundry room after new machines are installed and she will ask Gilles to put the instructions in the Oct newsletter and she can send this out to all owners in a “blast email”. Ledford Cade, bldg 17, advised that only liquid detergent, NO powder detergent, be used in the new washing machines.

Barbara, guest, bldg 10, thanked Yvette Holder, board member, for doing the work on the reserves. She also asked why there are no names on the mailboxes which makes it difficult to get to know people. It’s due to a privacy issue why names are not on the mailboxes per Anna.

Iris Rosario, property mgr comments: she will get an email out regarding washer/dryer instructions and after machines are installed; the same instructions will be posted in each laundry room. She advised that the “laundry” project should be completed by the end of next week.

Gloria asked Iris about the hole in the wall at 20B and Iris advised she has received info from State Farm and is waiting for another bid.

Iris advised that a new maintenance supervisor, Rudolfo Rodriguez, has been hired and his first day was 9/2/2025. Regarding dumpster room cleaning, she advised that a pressure

washer will be used and proper cleaning chemicals. This will take place after the “laundry” project is completed and she is creating a list of other areas that need to be cleaned.

Barbara thanked everyone and asked that all in attendance, please sign in; if anyone has a topic they want to be addressed at a meeting to send Barbara an email and it can be added to the next meeting’s agenda. The next meeting will be at 10 am on 10/2. Meeting adjourned at 10.55am