

LAKE CLARKE GARDENS NEWSLETTER

NOVEMBER, 2022



LET THE GOOD TIMES ROLL

By Howie Allen

The annual migration of "SNOWBIRDS" is underway and as they land at their winter homes at LCG the plans for entertainment and fun arrives with them. Last year was a banner year coming off Covid and this year looks to be even "bigger and better". The Activities Office opened on October 17th staffed by volunteers. More volunteers are needed. Anyone willing to assist in the Activities Office is asked to contact Howie Allen. The office will be open on Mondays, Wednesdays, and Fridays from 9:30 AM to 11:30 AM. Keep an eye on the bulletin boards for the monthly activities calendar and for flyers announcing special events that will be taking place.

COVID 19 is still a concern for our elderly community, however, things are gradually getting back to normal. Please note that participation in any of the scheduled events is voluntary and "at your own risk". Anyone who does not feel comfortable attending any of the scheduled events should not sign up to participate.

It was apparent from last year's musical events that many preferred the outdoor events on the East Pool deck. We have planned more of these events for this year along with others in the auditorium. As always, the outdoor events are contingent on weather and will be moved indoors if the need arises. At the end of last season a number of new folding round tables were purchased from the activities account. These new portable lightweight tables are larger and make set-up much easier. They are also preferred over the rectangular tables as attendees find socializing with friends much easier. Another enhancement from last year is new stage lighting in the auditorium. The new stage lighting was purchased from the activities account as well.

As you will see on the monthly calendars, regularly scheduled events include: Wednesday Bingo, Sunday movies, Karaoke, Monday Bus to the Beach, Lunch trips, Casino trips, Shopping Mall and flea market trips and Brewery trips. A minimum of 6 persons must be signed up in advance for use of the bus or the event will be canceled. After hours and weekend bus trips require a minimum of 15 persons and a \$10 non-refundable sign-up charge to help off-set the driver's overtime. The maximum number of seats available on the bus is 24 and will be on a "first come first served basis" based on sign up in the activities office.

We are planning some unique ideas for this year's events. One or more of the outdoor events will be an "ice cream social". We are also planning for an "iced coffee bar" to be included in some of our indoor events. The meals at the indoor events will include some of the fan favorites; Thanksgiving Turkey and dressing, ham and scalloped potatoes, chicken parmesan and pasta, smothered pork chops over rice, and St. Patrick's Day traditional corned beef and cabbage.

(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: office@lakeclarkegardens.com

Website: www.lakeclarkegardens.com

Please Note:

The Association officially engaged CPA firm Carr, Riggs & Ingram, LLC ("CRI") to provide Controller services, commencing immediately as of October 18, 2022, and retroactively to October 1.

As they are working to complete accurate reconciliations of the Association's accounts we will not be posting a November 2022 Financial Report.

The Financial Report will be posted in the December 2022 newsletter.

Association Meetings

All unit owners are invited to attend

- November 3 Building Rep Meeting**
10:30 AM Card Room
- November 3 Agenda Meeting**
11:30 AM Auditorium and Zoom
- November 5 Communication Committee**
10:00 AM Card Room
- November 7 Long Range Planning Meeting**
10:00 AM Card Room
- November 8 BOD Meeting**
10:00 AM Auditorium and Zoom
- November 11 Covenant Committee Meeting**
6:00 PM Card Room

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, November 7, 2022 at 12:00 NOON.

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

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

THANKSGIVING HOLIDAY HOURS

THE OFFICE WILL BE CLOSED
Thursday, November 24
Friday, November 25

Maintenance staff off Thursday,
Work Friday until Noon.



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



NEW BUSINESS

Motion to appoint Fining Committee Members:

- Glen Powis
- Susan Mendez
- Mary Menis
- Allan Boroday

Motion Approved unanimously

Motion to fine 20B-105 \$1000 for illegal underage residents and discussion to proceed with legal action.

Motion Approved unanimously

Motion to Ratify the vote to approve the proposal from Farmer & Irwin for \$34,900 and Carpenter Electric for 5,833.49 to install the new A/C unit in the auditorium. Monies to come from common area reserves.

Motion Approved unanimously

Motion to Ratify Cyber Liability Insurance Policy effective 10/31/2022 for \$2,945.25.

Motion Approved unanimously

Motion to approve CRI's engagement letter and engage controller services with CRI for \$42,000 annually.

Motion Approved unanimously

Motion to Approve New ARC Application presented by the ARC Committee.

Motion Approved unanimously

Motion to Ratify the approval to purchase 2 new washers and 2 new dryers for inventory in the amount of \$9,611.72.

Motion Approved unanimously

Motion to Un-restrict \$205,000 Storm Contingency, Retroactive to 6/30/2022.

Motion Approved unanimously

Motion to Rescind Working Capitol Method, Retroactive to 6/30/2022.

Motion Approved unanimously

Adopt "Minimum Operating Fund Balance Requirement" effective 6/30/2022.

Motion Approved unanimously

Discussion of Bus Trip Charges for Entertainment Trips. Grocery Stores and Walmart would be exempt.

Discussion of Town Hall Meetings.

- Frequency,
- Topics,
- Designating Management of Meetings
- Required Approval of Meeting and By Whom

WELCOME New Owners

7-414 Frederica Richardson
Fountain Inn, SC

8-104 Judith Daley
East Hampton, CT

19-305 Alpo & Irma Vaisanen
Boynton Beach, FL

**25-202 Gregory Arthur
Jorge Aguilar**
Indianapolis, IN



Election Day November 8

Bus Transportation will be provided from LCG to Precinct 8668 Polling Location at

Faith Presbyterian Church
275 Almeda Drive,
Palm Springs, FL

If this is your polling location and you need transportation, the bus will leave from the LCG office at **1:00 PM** on Tues., Nov. 8.



Property Manager's Report

I think we can officially say the Season has begun! It is so nice to see all the faces returning to LCG! Much has changed over the summer.

As you know we now have a CPA firm in place of an in-house controller. Carr, Riggs, and Ingram are now managing the Association's financials. This will provide the Association with consistent financial tracking and processing. For you, there won't appear to be much of a change. You are still very much encouraged to come into the office for assistance with your accounts. **For faster and more efficient payment processing, please utilize the payment lockbox address: Lake Clarke Garden c/o Synovus PO Box 1030 Lehigh Acres, FL 33970, or set your payments up via ACH.**

Sonny, our new maintenance supervisor, has adjusted very well to LCG. Maintenance and Management are working to create a more efficient and diligent work order system. We are developing preventative maintenance programs for components of the property. Maintenance schedules and workloads have been adjusted to better suit the needs of the property.

The Emergency phone number (561-308-2416) is to be used Monday - Friday from 4:00 PM - 8:00 AM, and Saturday & Sunday. During regular business hours contact the Office. If it is after 3:00 PM, and before 4:00 PM, please leave a message. The phones are monitored, and your call will be returned immediately for EMERGENCY purposes only.

If you haven't filled out your 2022 census and you are heading to LCG, or you are already here, be sure to do so. The census ensures we have all your information updated in our systems. This includes Park-In-Spot to avoid your vehicle getting booted. **Be sure to include all the information required, especially your license plate number.**

Over the summer the management office implemented a new unit key filing system. During this process, it became apparent that many unit owners do not have an emergency key on file with the Association. **Per the rules and regulations, an emergency key must be kept on-site with the management office for emergency purposes.** These keys are kept in a locked key box and signed out only for emergency purposes or with the unit owner's permission. Please be sure to update the management office with an emergency key if you haven't already done so.

As the holidays approach and you begin to entertain and cook holiday meals, it's important to remember what not to put down the kitchen sink and even your toilets. With holidays such as Thanksgiving comes a lot of food. However, while you're prepping your food, you may not be aware of what you're disposing down the drain and what harm it may do. Certain items should absolutely NOT be put down your drain if you want to avoid a catastrophic plumbing disaster and possibly a large bill. Some of these items include, but are certainly not

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(Resident - Lake Clarke Gardens - Bldge 24)



limited to, turkey bones (or any bones, really), potato peelings, carrot peels, eggshells, gravy or grease, celery, cooking oils or fats, coffee grounds, and anything of large quantities. Again, these are just some of the items that should never be put down the drains or in your toilets. With the age of the pipes, it is very important to help preserve them the best we can. Avoid putting items in them that create build-up and backup.

We are all looking forward to another great season and wish everyone a Happy Thanksgiving!



Let the Good Times Roll (continued from page 1)

Planning is now underway for this season's entertainment events which include the following:

<u>DATE</u>	<u>EVENT</u>	<u>LOCATION</u>	<u>ENTERTAINMENT</u>
Nov. 7	Ice Cream Social	East Pool	Live Music by Lola
Nov. 15	Dinner Dance	Auditorium	Traditional Thanksgiving Feast Live Music by Memory Lane
Dec. 5	Deck Party	East Pool	Live Music by Warren Hill
Jan. 9	Dinner Dance	Auditorium	Live Music by Ray & the Raylettes
Jan. 23	Ice Cream Social	East Pool	Live Music by Mr. Ron
Feb. 6	Dinner Dance	Auditorium	Live Music by David Morin
Feb. 20	Deck Party	East Pool	Live Music by Lola
Mar. 13	St. Patrick's Day	Auditorium	Live Music by Bill DeRenzo
Mar. 27	Deck Party	East Pool	Live Music by Warren Hill
Apr. 3	Deck Party (tentative)		Live Music by TBD

FOR SAFETY REASONS, NO GLASS CONTAINERS ARE ALLOWED AT THE EAST POOL EVENTS.

These events being planned by the Activities Committee are a partial listing of this year's events and are contingent upon no changes in COVID restrictions. We anticipate there will be other events scheduled such as the Valentine's Day party that has traditionally been planned by our Finnish friends. Remember to check your building's bulletin board, Activities Office bulletin board, and Community Channel 590 for upcoming events. Mark your calendar and be sure to sign up early as space will be limited and there will be strict cut-offs for this year's events.

Looking forward to a fun-filled season in our Lake Clarke Gardens Community.



THINK ABOUT IT

NO ONE LOOKS BACK ON THEIR LIFE AND REMEMBERS THE NIGHTS THEY GOT PLENTY OF SLEEP.



Reminder for Emotional Support Animal Owners



Since the Holidays are approaching and we begin visiting and traveling, remember your ESA/service animals are approved, with documentation, for a particular resident. If you decide to leave, for even a short period of time, the animal is not approved to stay with another individual. The animal must also travel with you. Please see the documentation from the Pet Policy below:

"Approval of an emotional support animal and/or service animal is limited to the requesting party and his/her needs. If the requesting party no longer resides in this community, is no longer visiting, or temporarily vacates the property, for whatever reason, the emotional support/service animal is not permitted to remain. The approval of an emotional support/service animal does not apply to a residence generally, but rather, is only approved for a particular person. If that person is not in residence, the animal may not be in residence."

**Please review the documents you signed.
Let's all be respectful and remember to follow the rules.**

Surfside Inspection Law

By Diane O'Shea

Last May, Governor DeSantis signed a new condo building safety law after the tragic Surfside building collapse in June of last year. The new law affects us all.

The law requires a milestone inspection to be completed by a state-licensed architect or engineer by December 31, 2024 - a mandatory structural inspection of all our buildings three stories or higher. This is an inspection to determine if our buildings are structurally safe. He/She must determine any necessary maintenance, repair, or replacement of any structural component of the building. **The inspection has two phases:**



In **Phase 1** the licensed architect/engineer makes a visual exam of habitable and non-habitable areas of each building, including major structural components of the building. He must give a qualitative assessment of the structural conditions of each building. Ideally, this will be all we have to complete.

Phase 2 is a full assessment of all areas of structural distress to confirm that an area is structurally sound and safe. The inspector recommends a program for the complete evaluation and repair of the damaged portions of the building. Phase 2 may be as extensive as necessary to fully assess areas of structural distress. There are certain parameters that are still to be determined and may include roof, load-bearing walls, floors, foundations, lanais, plumbing, electrical systems, waterproofing, windows, and more.

Equally important, a structural integrity reserve study is to be performed. We are told by the state at this time to prepare for full reserves (100%) with no allowance to vote against them. This could change in May when the legislature meets again.

We now budget reserves at 3.5%. The 100% reserves law could change, as the cost may be prohibitive for many condo owners. We will know more in May 2023. Our Board of Directors is looking into all aspects of the new law including hiring an inspector, and will have some information for us by the November Board Meeting.

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The Problem with Plastic Bags in the Recycle Bins.

Most of us like to put our plastic bottles, metal cans, and paper items in a plastic bag before tossing them into the recycling bin. No matter how harmless those plastic bags might seem, they're a big no-no. **So, what's the big deal?**

Material recovery facilities (the place where your recyclables are processed) can't handle plastic bags. They jam the processing equipment, which creates work stoppages. By work stoppages, it means the whole recycling facility has to shut down. Just because of plastic bags.

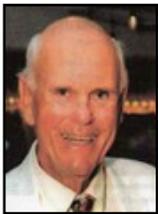
Some facilities don't even bother with the bags. When workers see them, they toss them in the garbage—even ones that contain perfectly good recyclables. Others schedule time for employees to clear bags from the machinery. This can take up to an hour every single day. Sometimes longer. Plus, it can be dangerous, since facility staff has to scale the equipment and use sharp carpet knives to cut the bags free.



EMPTY THE BAG INTO THE BLUE BIN AND THROW THE PLASTIC BAG IN THE TRASH.

Adapted from recyclecoach.com

Congratulations!



On November 18, 2022, the Croquet Foundation of America will induct **David Ekstrom (23-303)** into the United States Croquet Hall of Fame. David has been an active member of the Association for many years.



Congratulations, David.

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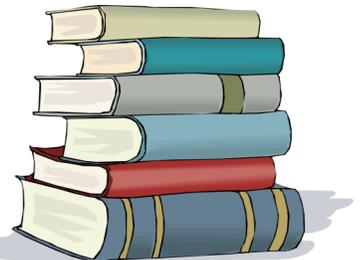
Christy Cary Shamblin
Hairstylist
Christy's Scissor's
Lake Worth Florida
5617082818

Library News

The library looks great thanks to the summer volunteers who shelved books and magazines, had puzzles ready for those who enjoy them, and in general, just kept the room in fine shape.

LCG is so fortunate to have volunteers ready to help. Special thanks to **Yvette Holder** who was willing to be the chairman for the Summer.

Joyce Kirkwood
Library Chairman



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Committee Reports



Long Range Planning

October 10th, 2022 Report

Three LRP committee members were present, as well as 3 other owners.

The following projects were discussed:

- The bocce ball court
- solar panels for our roofs
- carports
- the main entrance (change & lighting)
- the washers and dryers
- vending machines by the pools
- new BBQ grills
- pickleball courts
- billiard room upgrade
- sidewalks & walkways
- Bingo boards

Our recommendation to the BOD is not to rent Washers & dryers. The average monthly cost to rent a machine is \$42.00 a month, vs \$18.00 a month if we purchase, not including repairs.



COMMUNICATION Committee Report

On Oct. 7th, The Communication Committee held its meeting. Three members were present as well as 14 owners.

There were many discussions on the methods of communicating in LCG as well as many projects that we hope to put forward in the next few months. We are looking mostly at community get-togethers for all, with respect to the 4 major languages spoken.

We will be hosting 2 public meetings entitled "What's new at LCG" held in the Cardroom on Nov. 12th and 17th at 10:00 AM.

Our next meeting is scheduled for Nov. 5th at 10:00 a.m.

Covenant Enforcement Committee



Oct. 1st report

Our first CEC meeting since early this summer was held Oct. 1st, 2022, at 11:00 a.m. in our conference room. Present were 5 out of 7 committee members, as well as the BOD liaison and 1 other owner.

Since our last meeting, we have received 28 See it Say it cards as well as 3 CEC official complaint forms and one legal notice.

Most of the See it Say it cards were investigated and resolved. However, 1 will need a follow-up and another is transferred to a CEC official complaint form with a fining recommendation to the BOD, which will be addressed in our New business portion of this meeting.

The 3 other CEC official complaint forms pertain to the same individual and we recommend that the BOD gets a legal opinion from our lawyers before continuing.

Other matters discussed: the possibility of electronic (Web) See it Say it cards. Adding the stop signs and limited hours for garbage and recycling disposals in our Rules and Regulations.

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Architectural Review Report

The Architectural Review Committee (ARC) has processed over 90 applications for different condominium renovation projects over the past 7 months. The processing response and turnover time by our committee members takes no longer than 48 hours from the time the office receives the application and the committee reviews the application for its acceptance or denial.

The LCG Board of Directors at the October Board Meeting approved our newly revised ARC application. The new application is a more user-friendly document for which we spent the last 7 months working to perfect this easy-to-use application. It was not an easy task, but as a team, we managed to put in place this new and improved version which allows owners to easily explain and detail what work they want to do and who is doing it.

I wish to thank all the committee members **Jerry Rosman, Paul Leone**, our Board Liaison, **Frank Pedro**, our Property Manager, **Jennifer Cox**, and a very special thank you to **Alyssa White** who receives and prepares and asks all the hard questions necessary to perfect all the applications before presentation to the committee.

Allan Boroday
Chairperson
ARC COMMITTEE

Pickleball Anyone?

If you're interested in playing Pickleball, meet at the front entrance on **Wednesday morning At 9:00.**

For more information contact Gilles Roy at 438-376-5514



Games at the Courts Tuesdays at 6:00 PM

Come on over to the Shuffleboard courts every Tuesday for some friendly competition. Try your hand at Shuffleboard, Bocce ball, and/or Bag Toss.



Friday Fun

At 10:00 AM every Friday you are invited to bring your putter and a ball to the putting green to test your putting skills.



Then at **2:00 PM** meet by the front office ping pong table for some lively competition.

Everyone is Welcome

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i PalmBeachRealtor81

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561.429.2070 • LAERrealty.com

MLS

Be Prepared

Like the old Boy Scout motto says, "Be Prepared". Although these numbers are posted on the bulletin boards, it's a good idea to keep them handy for quick reference. Cut out the list below to hang on your refrigerator.

I hope you'll never have to use them but it's better to be prepared.



IMPORTANT PHONE NUMBERS

AFTER HOURS EMERGENCY

(561) 308-2416

Yuri – Miguel - John

EMERGENCIES ONLY, PLEASE

LCG Business Office: (561) 965-8487

LCG Fax: (561) 965-0986

Hours of Operation: M-F 8:00 a.m. – 3:00 p.m.

Admin Hour 3:00 – 4:00 p.m.

Activities: (561) 965-6221

Hours: M-W-F 9:30 a.m. – 11:30 a.m.

Police/Fire/Ambulance (Medical Emergency)Dial 911

Palm Beach County Sheriff (Non-Emergency)(561) 688-3000

JFK Medical Center (561) 965-7300

Good Samaritan Medical Center(561) 655-5511

Wellington Regional Medical Center(561) 798-8500

Veterans Medical Center (VA)(561) 880-8262

Senior Citizen Helpline (Elders and Crisis Services)Dial 211

Florida Power & Light (Electric)(561) 697-8000

Breezeline.....(833) 694-6192

AT&T Repair Service(877) 737-2478



Mark Your Calendar

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.
NO GLASS CONTAINERS ALLOWED**

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.**



**November 4 and 18
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.

Spanish Karaoke Nov. 11

Flea Market - LCG Auditorium

**Saturday, November 19
8:00 AM—NOON**



**\$5.00 to reserve a table.
Admission Free**

**Reserve a table in the Activities Office
(limit 1 table per vendor)**

Only 28 tables available so don't delay.

**Event Coordinator: Joyce Kirkwood
(561)649-9810**



LIVE MUSIC DINNER & DANCING

Come join us for an enjoyable evening of live music, dinner and dancing featuring Gregg and Natalie Jackson performing sounds of Motown.

“MUSIC BY MEMORY LANE”

You'll be taken back to your younger years and the most popular music of all time. Remember those great songs; "My Girl" by the Temptations, "Let's Get it On" by Marvin Gaye, "Stop in the Name of Love" by the Supremes and other great songs by The Four Tops, Smokey Robinson and the Miracles and other great Motown groups.

Where: LCG Auditorium
When: Tuesday, November 15, 2022
Time: 5:00 – 8:30 PM
Cost: \$15 per person

Dinner will be served at 5:00 PM

Menu: Traditional Thanksgiving Dinner
Turkey, dressing, mashed potatoes, vegetable, Pumpkin pie, coffee and water BYOB

Advance reservations required – sign up in the Activities office by November 11. No One under 18 allowed to attend (limited to 125)



Norton Museum of Art

Thursday, Nov. 3, 2022.

Pay \$15.00 at the museum. Receive a map so you can tour at your leisure from 10:30 until 1:15. Bus leaves LCG at 10:00 AM; returns to the Norton at 1:30 PM to take us back to LCG.

Sign up in the Activities Office.

Joseph Stella is known for his dynamic Futurist-inspired paintings of New York. Yet he also expressed his powerful spiritual connection to the natural world through his lyrical and exuberant depictions of flowers, plants, and birds.

The Museum's permanent collection now consists of more than 8,200 works in five curatorial departments: European, American, Chinese, Contemporary and Photography.

2019 Transformed Expansion includes a new auditorium, store, and restaurant; outside lawn for relaxing or outdoor programming.

What's Happening in November

Ongoing Events

MONDAY

10:00 AM Bus to the Beach

TUESDAY

6:00 PM Bocce Ball, Shuffleboard,
Bean Bag Toss

WEDNESDAY

9:00 AM Pickleball

9:30 AM Bus to Publix/Walmart

7:00 PM Bingo in the Auditorium

FRIDAY

9:30 AM Bus to Publix/Walmart

10:00 AM Putting Green

2:00 PM Ping Pong

Special Activities

DATE	DESTINATION	DEPARTURE
1	Festival Flea Market	10:00 AM
3	Norton Museum of Art	10:00 AM
4	Karaoke in the Auditorium	7:00 PM
7	Ice Cream Social at East Pool	5:00 PM
10	Isle Casino	10:00 AM
11	Spanish Karaoke	7:00 PM
12	Informational Session	10:00 AM
15	Harvest Dinner Dance	5:00 PM
17	Informational Session	10:00 AM
17	Lunch at the Hive	NOON
18	Karaoke in the Auditorium	7:00 PM
19	LCG Flea Market	8:00 AM
22	Wellington Mall	10:00 AM
29	Lunch at Key Lime House	NOON

Informational Session

November 12th and 17th
10:00 AM In the Card
Room



Come and learn about committees, new employees, different communication platforms, LCG achievements, etc.

Presented by the Communication Committee.

Volunteer Needed



The Sunday movies at LCG needs a new volunteer, **PLEASE**. Not a lot of people come to the movies, but those who do enjoy every one.

Diane O'Shea has a collection of movies and will be glad to share them. She can be reached at her email:

diane_oshea2000@yahoo.com.

Sign up outside the Activities Office for all bus trips.

Please make your own reservations for all lunch activities.

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.

For further information contact the Activities Office
Mon., Wed., Fri. 9:30AM—11:30AM
(561) 965-6221