



LAKE CLARKE GARDENS NEWSLETTER

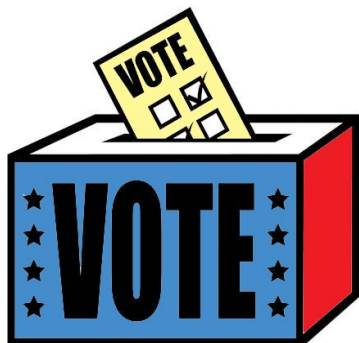
HAPPY VALENTINE'S DAY

FEBRUARY, 2019

To Vote or Not to Vote

By Jerry Sauve

If you haven't already voted, please do so by February 12. Some people say voting is not important and others say, "Who cares?" Voting is your chance to say who represents you on the Board of Directors. For you to understand the importance of your vote, it is important to know the duties of the Board of Directors.



The Board of Directors is charged with maintaining, preserving and enhancing the common assets of our association. To perform those duties, our Board depends upon the advice and counsel of experts in various fields of community association management: our property manager, attorneys, landscapers, insurance specialists, etc. But ultimately, the decision is theirs.

When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decision possible, putting aside any personal agenda they may have. Sometimes those decisions may not appear to be in the best interests of all the owners. However, if each owner understood all the underlying issues that go into deciding, they would understand that the board's choice of action is usually the most practical, financially sound and well thought out option.

In addition to dealing with insurance, maintenance, financial and contractual decisions, the board must also balance their positions on the board with their role as a homeowner. If assessments are increased that means they are increased for them also. If rules are enacted, that means they must obey them, too.

Being a board member does not grant one immunity from the responsibilities of living in an association. In fact, serving on the board reflects just how seriously they take that responsibility. So, please keep in mind that our board members are doing "double duty" for our community: they serve as board members and neighbors.

As you consider whether or not to vote, consider this quote by Robert Frost that emphasizes the importance of voting in our annual election:

Thinking isn't agreeing
or disagreeing.
That's voting.
- Robert Frost



**Lake Clarke Gardens Condominium Association
2981 Florida Mango Rd
Lake Worth, FL 33461**

Main Office (561) 965-8487

Fax (561) 965-0986

Email: lakeclarkegardens@comcast.net

Website: www.lakeclarkegardens.com

TREASURER'S REPORT



Property Manager's Report

Accounts Receivable as of December 31, 2018

Total Receivables	\$ 121,680
Outstanding, Special Assessments	\$ 66,776
Maintenance, & Other Receivables	\$ 54,904

Cash Position as of December 31, 2018:

Total Cash	\$ <u>1,698,467</u>
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Less: Restricted for:

Spec. Assessment	(\$ 138,581)
Building & Common Reserves	315,782
Activities	(\$ 4,683)
Hurricane Contingency	(\$ 201,576)
Cash	\$ 1,042,529

Month December 2018

Monthly Maintenance Due	\$ 241,634
Maintenance Not Paid (less than 60 days)	(\$ 30,863)

Maintenance Collected in Dec. \$ 210,772

Prepaid Maintenance (\$ 80,612)

Net Operating Cash \$ 957,233

Association Meetings

All unit Owners are invited to attend

Building Rep. Jan. 31 10:30am Card Room

**Annual Meeting Feb. 12 7:00pm Auditorium
ELECTION OF OFFICERS**

If you have an article of interest to the entire community, feel free to submit it for consideration. Submission does not automatically mean acceptance, but it will be considered. Please know that any article is subject to editing for length.

Articles must provide information and/or highlight the positive aspects of life at LCG.

Deadline for article submissions for the March Newsletter is February 20.

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

The seal-coating is finished. I want to thank everyone for their cooperation in this project.

The Portal is no longer working through COMWEB. We have a new system. If you would like access to the new system, please let me know and I will set you up. You can drop me an email or ask Beya or Ivonne to help you.

Please remember that all seal-coating, comcast consultant, roof assessments, & the Phase 1 of painting are now past due. Anyone that has an outstanding balance on these have been charged the \$10 late fee and are also subject to 18% interest.

Remember to let the office know if you want your balcony or clam shells painted. If your clam shells are not painted, they will be removed and will not be allowed to go back up since they are not to code. Please note that you must have your front storm door unlocked during the day. Power washing causes water and dirt to go through any open windows, doors, & porches. Please keep your windows closed during this process. Dirt and water travel through the air. Also, please park your cars away from the building to give access to the contractor.

Please do not speak to the contractors other than pleasantries. Let them do their work. If you have a question please ask the office or Gonzalo. Remember, your building is going to look ugly before it looks beautiful. They have a lot of prep work to do before the final coat of paint is applied.

We have 8 people running for the board and 4 seats available. Election packets that were not picked up in the office were mailed on January 22.

Channel 63 is in repair with the company. We expect it to be shipped to us soon. As soon as it shows up we will have it back up and running.

Please check your bulletin board for more information.



January 8, 2019

New Business:

- Motion to fine the owner of 17-208 for renting without Association approval. **Motion carried.**
- Discussion of Painting phases by the Board.
- Discussion of limiting the number of guests each owner is allowed to bring to the pool. No motion made.

Treasurer Howie Allen presented a comparison of LCG's financial picture between the years of 2014 and 2018. Highlights include:


2014 Net Operating Cash \$ 405,125
 2018 Net Operating Cash \$ 886,647
An increase of \$ 481,522

2014 Cash in banks \$ 750,889
 2018 Cash in banks \$ 1,628,543
An increase of \$ 877,654

In 2014 only individual buildings had reserves. There were no common Reserves. Because we now have Common Reserves, several projects have been completed with those funds which would have otherwise been special assessments.

A few of the larger projects include:

- ♦ Common area Paving
- ♦ Common area Seal-Coating
- ♦ Common area Painting
- ♦ West Pool Renovations
- ♦ Paid off loan on the bus
- ♦ Repairs to Lake Wall by Bldgs. 8 and 9
- ♦ Replace portions of roof on Card Room
- ♦ New floor and furniture in office
- ♦ Hurricane windows in auditorium
- ♦ Updated Card Room (ongoing)



Just a reminder

**Buildings
10, 12, 14, 22, 23,
24, 25, 26**

**Painting Assessment for
your building is due by
February 28, 2019**

2019 ANNUAL MEETING

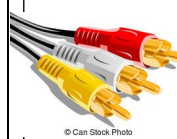
The LCG Annual meeting is set for **February 12, 2019 at 7:00pm** in the auditorium. At that time four people will be elected to the Board of Directors for a two year term.

**Ballots are available in the office.
Vote for no more than 4**

Candidates are (in alphabetical order):

- Seamus Brennan
- Gloria Garcia
- Michael Kotis
- Diane O'Shea
- Martha Ruiz
- Jerry Sauvé
- Van Tocket
- Ellen Varella

**DO NOT VOTE MORE THAN ONCE OR
NEITHER BALLOT WILL COUNT**



The cable committee has been getting bids from providers for cable/internet service starting March 2020.

Submitted by Joyce Kirkwood

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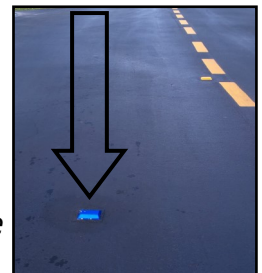
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Why are those blue reflectors in the roadway?

They mark the location of fire hydrants and are especially helpful at night and in smoky or foggy conditions. Next time you notice a blue reflector in the pavement, take a quick look at the curbing to the right or left, and chances are that you'll spot a fire hydrant.

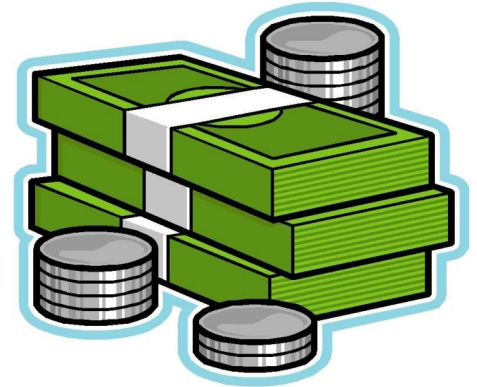


Let's talk about money.....YOURS

By Diane O'Shea

In condo living, as in any home ownership, maintenance and repairs are always an issue. Some come up more suddenly than others. This confronts all of our property owners.

As communities age, we as owners have a concern and need to do something about it. LCG is composed of not one, but 24 separate and individual condominiums. As such, each building has, up until now, been responsible for repairs to the roof, concrete, walkways, elevators, parking lots, pipe lining, etc. It is no longer permitted to set up a condo in this manner. We are legal, as we are grandfathered in. Is this a good thing? Maybe not, as it is no longer allowed in Florida. It costs more money to stay in the old system. According to Florida law, we are allowed to convert to one budget.



What would happen if we consolidate the finances from 24 BUDGETS to ONE?

Let's do some math.

24 BUDGETS

Roof cost \$80,000*
Each unit pays average \$2,222**

Elevator cost \$100,000*
Each unit pays average \$2,777**

ONE BUDGET

Roof cost \$80,000*
Each unit pays average \$93*
(\$118* if 5 buildings are excluded)

Elevator cost \$100,000*
Each unit pays average \$116*

One can argue that they have already paid for their roof. Five buildings have new roofs, so there would have to be an equity ruling that those five buildings would not be assessed on roofs for a certain amount of time, to be determined.

Now, suppose we will have 2 assessments next year. One might be an elevator, (building assessment), the other might be a new retaining wall at the front of the property, (common assessment). Elevator cost = \$100,000* Retaining Wall cost = \$75,000*

At present, each unit owner pays \$2,777** + \$87**	Total \$2,864**
With one budget, each unit owner pays \$ 116* + \$87*	Total \$ 203*

*Not exact costs. Figures used for comparison only
**Average assumes 36 units per building for consistent math.

For the community to be in good repair, it needs all of us to keep it healthy. One badly maintained building brings our property values down. Having 855 unit owners share costs means less spending by each owner. Not all roofs or all elevators or all pipes will need repair next week, or next year, or in the next five years. This plan does not raise our maintenance. It makes our assessments lower and easier to manage.

We have to face facts: Lake Clarke Gardens is an aging property. Will there be assessments? Yes. Will they be more affordable with one budget? Clearly, yes. Should we vote to change the documents? Let's talk about it. This is possibly THE MOST IMPORTANT issue for us now. We will be having community meetings to come, to let everyone be aware of how this proposal can work to the benefit of all of us. We will let everyone know, through bulletin boards, newsletters, email and channel 63 when those meetings will take place.

Here is the bottom line:
24 budgets = bigger assessments
One budget = smaller assessments



Lake Clarke Gardens is very fortunate to have our own library, which is located at the East Pool.

Many residents enjoy coming in to get a book to read, work on a puzzle, or access their email on either their own device, or the desk computer.



All items are donated, so we have a variety to choose from. There is a fiction and non-fiction section, as well as Finnish, German, Spanish and French sections.

Magazines, tapes and binders containing past newsletters are also available for your use. Donations are always welcome.

There are several volunteers who help to keep the library in good order. New volunteers are always welcome. Give me a call at (561) 649-9810 if interested. Thanks to all those who volunteered in 2018.

Submitted by Joyce Kirkwood

Paid advertisement



FEBRUARY WEDNESDAY DINNER SPECIALS

- 6th** Barbecue Chicken, Macaroni Salad, Taco Salad
- 13th** Pulled Pork Sandwich, Coleslaw, Chips
- 20th** Meatloaf, Macaroni and Cheese, Vegetable
- 27th** Polish Night: Galumpki, Kielbasa, Cucumber Salad

Also available:

Cheeseburgers, Hamburgers, Hot Dogs, Chicken Sandwich, French Fries, Side Salad, Drinks and Candy.

WELCOME New Owners

- 7-213 Debra Riggs
- 15-312 Peter Agatos

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New Party Venue at LCG



The East Pool was the setting for an afternoon performance by Lola. She first wowed residents at the Summer Celebration here.

Guests enjoyed a beautiful Florida afternoon of comfortable temperatures, great music and dancing. Hot dogs were grilled by grill masters Bob Wendler and Larry Sheline.

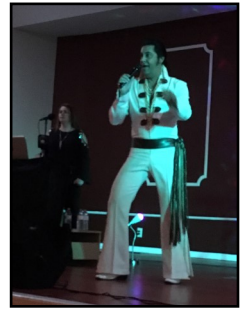
Elvis is Back

David Morin, aka. Elvis, entertained a sell-out crowd in the auditorium.



The audience was on its feet dancing for the full three hours.

A delicious Chicken Parmesan dinner was served by Howie Allen and crew.



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(Resident—Lake Clarke Gardens)

Quilt Raffle

\$2.00 each or 3 for \$5.00

Proceeds will be used to help update the Card Room. Thank you to Bonnie Villiard and Theresa Bida for donating another beautiful quilt to be raffled off at the Art Show this spring. Tickets available at Arts and Crafts on Mondays, at all dinner/dances and at the spring Art Show. The quilt will be displayed at these times.



Attention Knitters

We are in need of warm knitted hats for the troops overseas. Your time and talent would be greatly appreciated. These hats will be Distributed next Christmas.



Red Heart yarn in dark colors is to be used. 72 stitches; Knit 2, Pearl 2 for 9—10 inches. Then reduce to close top.

For more information contact Pat Larkin (561) 967-9812.

Please leave a message if no answer.

Submitted by Melinda Shelton

Mark Your Calendar

LCG's Got Talent
Friday, February 8
7:00pm Card Room



Bring your own drinks and snacks and join in the fun.

Everyone is welcome.



FPL Eco-Discovery Center
Thursday, Feb. 14
FREE Admission
\$5.00 refundable bus deposit. Bus leaves at 9am

Florida Power & Light has created this FPL Eco-Discovery Center to inform people of the usefulness of these animals in our canals and waterways. Learn the ways we can protect them from boat propellers and pollution in our lakes, streams and oceans.
Bring your camera!

Check out the internet: FPL ECO-Discovery



Finnish Valentines Party

Sunday, February 17 6pm
LCG Auditorium

\$5.00 donation at the door

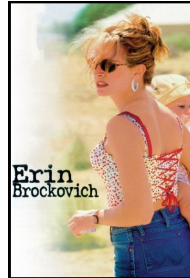
Please join us for an evening of music and dance!

WORLD RENOWN PERFORMERS

Potluck- Do bring snacks for the coffee table

Come to the MOVIES at LCG

February 24 1:00 PM
Erin Brockovich



Based on a true story. Julia Roberts brought a small town to its feet and a huge company to its knees.



Monday February 18
5:00 – 9:00 PM
\$14 per person

(\$15 per person for late sign-up)

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

Advance reservations required (limited to 200)

Paid advertisement

Patio Party East Pool
February 28 5pm
\$5.00 Donation



Please join us for an evening of Music and Dance with Music Maestro Tommi Lainkari

POTLUCK Please bring snacks and refreshments to share

Coming in March...

LCG Annual Spring Flea Market

Saturday, March 2
8:00am until NOON

If you wish to participate in this year's sale, sign up in the Activities office.



\$5.00—limit one table
 28 tables available.

Afternoon Tea



Tuesday, March 5th
2:30 pm
Card Room.
\$5.00 per person

You're invited to an afternoon tea. Tea, coffee, squares and cookies provided.

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What's Happening in February

Ongoing Events



Special Activities

MONDAY

8:20am	Fitness Walk	AUD
8:30am	Free Weights	AUD
9:00am	Yoga	AUD
9:00am	Arts and Crafts	CR
10:00am	Bus to the Beach	
3:00pm	Putting Green	

TUESDAY

8:20am	Fitness Walk	AUD
9:00am	Tai Chi	AUD
10:00am	Water Aerobics	WP

WEDNESDAY

8:20am	Fitness Walk	AUD
8:30am	Free Weights	AUD
9:00am	Yoga	AUD
9:30am	Bus -Walmart & Publix	
10:00am	Shuffleboard	
3:00pm	Putting Green	
5:00pm	Bingo Dinner	AUD
7:00pm	Bingo	AUD

THURSDAY

8:20am	Fitness Walk	AUD
9:00am	Tai Chi	AUD
10:00am	Water Aerobics	WP
1:00pm	Canasta	CR

FRIDAY

8:20am	Mixed Weights/Walk	AUD
9:00am	Finnish Zumba	AUD
9:30am	Bus -Walmart & Publix	
12:45pm	Bridge	CR
1:00pm	Mex. Train Dominoes	CR

SATURDAY

8:20am	Fitness Walk	AUD
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KEY

AUD—Auditorium
WP—West Pool

CR—Card Room
EP—East Pool

DATE

ACTIVITY

DEPART/TIME

Feb. 1	Lake Ave. Block Party	5:30pm
Feb. 2	Maltz Theater Mama Mia	12:45pm
Feb. 5	Festival Flea Market	9:30am
Feb. 7	Delray Beach Lunch & Shop	11:00am
Feb. 8	Karaoke	7:00pm CR
Feb. 12	Keke's Breakfast	9:30am
Feb. 14	Manatee Lagoon	9:00am
Feb. 16	West Palm Green Market	9:30am
Feb. 17	Finnish Valentine Party	6-9:30pm AUD
Feb. 18	Motown Dinner Dance	5-9pm AUD
Feb. 19	Lunch at Mama Mia's Shopping at Anthony's	11:30am
Feb. 21	Isle Casino	10:00am
Feb. 24	Lake Worth Street Painting	12:00pm
Feb. 26	Harborside Jupiter Shopping	11:00am
Feb. 28	Pool Deck Party	5-8pm EP
Mar. 2	Flea Market	8-12pm AUD
Mar. 5	Tea Party	2:30-4:30pm CR

Weather permitting, bus trips to and from Lake Worth Beach will be available on Mondays. Must sign up in advance in the Activities Office. Bus departs at 10:00am
Minimum 6 people required.

Bus will go to **Aldi's** on the third Friday of each month.

All Breakfast, Lunch, Green Markets, Street Painting Festival and Shopping Malls require advance registration and a \$5.00 Refundable deposit.

**FOR ACTIVITIES WITH REFUNDABLE DEPOSIT,
NO REFUND GIVEN IF CANCELLED
WITHIN 24 HOURS OF TRIP.**

Also Available:

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

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