

# LAKE CLARKE GARDENS NEWSLETTER



APRIL, 2018

*Where did the time go?*

The time has come when many of the snowbirds will be leaving Lake Clarke Gardens to return to their summer homes. We wish you a safe journey as you travel.

Before you leave, there are some very important matters to take care of to be sure your unit is ready for the summer. **You must designate a person to inspect your unit at least once a month. He/she needs to fill out and turn the authorization card, shown here, in the office after each inspection.**

Without this card, there is no way to know that the inspection was completed. No one wants to return to a mess in their unit. For your peace of mind and the safety of your neighbors, it is extremely important that this be done.

If you don't have someone to check your unit, the office can do a monthly inspection for a nominal charge. Please use the checklist below to prepare.

Lake Clarke Gardens Condominium, Inc. Unit Inspection Form No. 2	Checklist
I hereby certify that I have inspected	<input type="checkbox"/> Water on off
Bldg. _____ Unit _____	<input type="checkbox"/> A/C on off (circle one)
for the items on this checklist. I have listed any additional problems on the reverse side of this form.	<input type="checkbox"/> Water leaks
_____	<input type="checkbox"/> Unit Temp. _____ °
Signature / phone _____	<input type="checkbox"/> Signs of mold
Date _____	<input type="checkbox"/> Toilet water
Return this card to the office.	<input type="checkbox"/> Termites
	<input type="checkbox"/> Bugs

- Be sure the office has your name, address, summer phone # and email address.
- Be sure the office has a set of keys to get into your unit in case of an emergency.
- Have someone check your unit on a monthly basis.
- Turn the main water valve off in your unit.**
- Replace the batteries in your thermostat and smoke detectors.
- DO NOT TURN YOUR AIR CONDITIONER OFF.** Leave it set at 79 or 80 degrees. This will keep mold from growing due to humidity.
- Remove all items from your patios and be prepared for the hurricane season.
- Remove all food from your refrigerator and freezer.
- Make sure any food items in your cupboards are sealed from critters.
- Close your hurricane shutters. The LCG workers will not be able to do this as they will be busy taking care of the common areas.
- Stay informed by checking the LCG website or visiting us on Facebook.

**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

Accounts Receivable as of February 28, 2018:

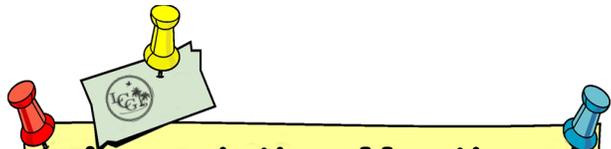
Total Receivables	\$ 100,966
Outstanding, Special Assessments	\$ 52,966
Maintenance, & Other Receivables	\$ 47,999

Cash Position as of February 28, 2018:

Total Cash:	\$1,177,666
Less: Restricted for:	
Spec. assessment:	(\$24,583)
Building & Common Reserves	(\$274,758)
Hurricane Contingency	(\$200,298)
Cash	\$678,027
Prepaid Maintenance	(\$82,016)
<u>Net Operating Cash</u>	<u>\$596,011</u>

Month February, 2018

Monthly Maintenance Due	\$236,081
Maintenance Not Paid (Less than 60 days)	<u>(\$15,922)</u>
Maintenance Collected in February	\$220,159



## Association Meetings

All unit Owners are invited to attend

**Building Rep. Apr. 5 10:30am Card Room**

**SA Meeting Lighting for Bldgs. 26, 25, 24, 14, 12, 10, 9, 8, 7 Apr. 5 11:15am Card Room**

**Agenda Meeting Apr. 5 11:45am Card Room**

**Budget Meeting Apr. 10 10:00am Auditorium**

**BOD Meeting Apr. 10 6:30pm Auditorium**

**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, April 9, 2018 at 12:00 NOON.

**Deadline for article submissions for the May Newsletter is April 20.**

**Email: [lcg.sauve@gmail.com](mailto:lcg.sauve@gmail.com) or drop it off in the office.**



## Property Manager's Report

**The men have been working on leaks in 12, 23, 5, 7 & 21.** Unfortunately, it is that time of year. They completed 130 work orders for the month of February and 72 so far for the month of March (as of March 22nd).

**The security lights are being installed** in the other buildings. 24, 25, & 26 are complete. They are working on building 7,8, 9 & 10 will follow. Remember this is a Special Assessment.

**Certain individuals have asked about installing a ramp at the entrance of the auditorium.** We had our attorney investigate the ramifications of putting one in. It is his advice that if we did put the ramp at the front of the auditorium that it would make LCG subject to ADA compliance throughout the entire property. We all know that this is not feasible. We would have to comply with 2010 ADA Standards. At this point the 1991 Standards still apply to LCG. The side entrance in the employee parking lot is handicapped accessible.

**The Budget meetings were held March 19-21st in the Card Room.** We will be trying to get the budget out for a vote in April this year. Please keep an eye out for your email Notice or hard copy in the mail. We will need your limited proxy for the Reserve vote returned in time for the Budget Meeting. We will keep you posted as to when they will be mailed or emailed.

**If you are leaving for the summer** please let the office know so we are aware as to where you would like to receive your mail. Don't forget to secure your unit for Hurricane season and shut off your water. Please leave your AC on for your own protection against mold. Make sure you inform the office who is watching your unit while you are away.

(continued from page 2)

**Make sure your keys that we have in the office work** and if you are leaving a car here make sure the keys are left on your kitchen counter. We will be sealing the parking lots this fall so we will be needing to move cars again this year.

**Painting is also up for discussion.** The Board will be working on the bids to decide soon. We will let you know as things progress. Keep in mind, you cannot change the colors of the buildings without a unit owner vote.

**Please do not place your left over paint in the building dumpsters.** This paint needs to be taken to Dump located at I-95 & Lantana Road. They will recycle the paint. Placing it in the dumpster causes the cans to be smashed and then the paint to drip all over the new asphalt throughout the property. Please be kind and take your left-over paint to the dump.

## PLAN AHEAD — BE PREPARED

**YIKES!** This has been the year for Special Assessments. No one likes them, but just like us, with age comes increased maintenance.



A seal coat will be applied to the roadways and parking lots this fall. Unfortunately, it means a Special Assessment. Based on current estimates, the cost will be approximately 10% of what you paid for paving. For example, if you paid \$700.00 for paving your cost for sealing will be approximately \$70.00.



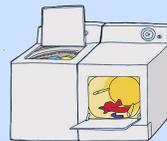
It was decided at the Budget meeting to buy out the current consultant contract for Comcast. This allows the association to negotiate with other suppliers. Our current contract expires in 2020. This will cost each unit owner about \$50.00 (see explanation in 2019 Budget article on page 5).



Building painting is also on the agenda for the near future. The South Florida sun takes it's toll on our buildings. It is important to keep the concrete sealed to slow down deterioration and the need for concrete restoration. Approximate cost will be somewhere around \$600.00 per unit.



**Special Notice to Building 24 owners.** Your roof will need to be replaced soon. Other roofs have been between \$1,500 and \$2,200 per unit.



Due to the increase in the charges for water and sewer, the cost for the washer and dryer will be \$1.00 beginning on May 1, 2018.

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(Resident—Lake Clarke Gardens)

## IMPORTANT NOTICE

**The asphalt will be sealed this fall. Cars will need to be moved. If you leave a vehicle at LCG over the summer, make sure you leave keys on your kitchen counter. Also make sure the office has a working set of keys to your unit. Vehicles left without keys will be towed at the owner's expense.**



By Ellen Varella

It's that time of year again - Management is surveying the property and preparing a list of items to be considered for the FY18 Reserve Study. The study is done this early in the year so that there is plenty of time to consider the communities' contribution in the coming years budget.

**A reserve study is a budget planning tool which identifies the current status of the reserve fund.** Reserve studies are, in essence, planning tools designed to help the board anticipate, and prepare for, the property's major repair and replacement projects. (For example, replacement of the roof on the buildings). Preparing the annual Budget includes calculating how much money Lake Clarke Gardens must annually set aside in the reserve fund.

**To make this estimate, we work closely with a Reserve Specialist.** The Reserve Specialist prepares a study that provides the Board of Directors with guidance as to how to keep the Association's physical assets from deteriorating faster than financial assets increase. The Reserve Specialist visits the community every two years to inspect it and prepare a written study for the Association. This report includes an inventory of all major common area items, and a recommendation on what needs to be replaced and when. It also includes the replacement costs and a plan to pay for them.

Since the community's physical assets are constantly impacted by time, wear and weather, the guidance of a reserve specialist helps the Board protect our assets and be prepared for predictable maintenance. The reserve estimate and accompanying upkeep contribute to an effort to keep the community looking its best, which helps protect our property values.

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# Thank You



Thanks to **Peggy Silverio** for another fun-filled season of activities at LCG.

We look forward to the next few months of activities planned by **Sandy Linen**. Thanks to both of you and all the volunteers in the activities office. You all help to make LCG an active and fun place to live.

## THE BINGO MACHINE IS FIXED!



No, it's not what you're thinking. Nothing illegal. Thanks to **Bob Knowles**, our machine has a new blower and is working better than ever. **Thanks, Bob.**

**A BIG thank you to Carol Kfoury Bednarowski (2/210)** for taking the time to tend to our plants. She removed all the dead leaves and branches and the plants perked up almost immediately. I am unofficially naming her "The Roving Plant Lady".



*Submitted by Vilma Mally*

## RULES & REGULATIONS REMINDER



**Before any work is started**, a permit and/or approval must be obtained from the Architectural Committee. Forms are available at the Office. This permit must be displayed in the unit window during work.

**Permitted work may be done Monday-Saturday from 8am- 5pm.**

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**APRIL WEDNESDAY DINNER SPECIALS**

- 4th** Meatloaf, Potatoes and Carrots
- 11th** Chicken Fajitas, Rice and Beans
- 18th** Baked Ziti, Bread, Salad
- 25th** BBQ Chicken, Mac Salad, Cole Slaw

Dinner Special	\$5.00
Hamburger	\$2.00
Cheeseburger	\$2.00
Hot Dog	\$1.00
French Fries	\$1.00

**2018-19 Budget is Complete**

*By Howie Allen*

We are pleased to announce that the Budget Committee has completed its work and prepared the annual budget for fiscal year of July 1, 2018 through June 30, 2019. The committee was assisted by the BOD and our Property Manager/Controller. By now you have probably received a copy of the proposed budget which will be voted on at the BOD meeting on April 10. The purpose of this article is to give you an explanation of some of the changes you will see in the proposed budget.

**WATER AND SEWER EXPENSE**

Lake Clarke Gardens receives water and sewer utility service from the Village of Palm Springs. On September 28, 2017 the Village of Palm Springs council increased water and sewer rates by approximately 4.25%, effective October 1, 2017. This increase took effect three months into our current budget and has had a detrimental effect on the monies budgeted for the current budget. This ordinance also increases water and sewer rates by 4.25% on October 1, 2018 and another increase

*(continued on page 6)*



**LCG Flea Market**

The annual LCG Flea Market was held on March 3rd and was once again a sell out attended by a large crowd seeking bargains. There were many happy faces on the buyers and sellers! A tasty breakfast was provided by Shawn McMahon and crew.

The Fall sale will be held in November. Volunteers are always welcome to help.

*Submitted by Joyce Kirkwood*

**How to Work a Room**

Gregg and Natalie Jackson entertained an LCG crowd with an evening of Motown. Rather than use the stage, they prefer to be on the floor and mingle with the guests. See him work the room!



*Gregg approaches Frances Montgomery*



*He asks for a dance*



*Last I heard, she's still smiling!*

**WELCOME New Owners**

- 6-303 Jerald Richter and Dally Fontaine**
- 7-411 Tuula Helle Vellamo, Sauli Kaarle Johannes, Elina Kaarina Hamalainen**
- 10-307 Cecilia Daniels**
- 17-202 Karen Wasserman**

**Wakodahatchee Wetlands Trip**

Several LCG Residents enjoyed the beauty of nature to the fullest. As you come up the ramp to the boardwalk, you are in awe at the hundreds of Wood Storks building nests, a branch at a time; sitting on eggs; feeding their chirping young; ignoring all the walkers, some with cameras and some people just admiring the scene.

Many of us leisurely walked the ¾ mile route, above water, around the entire park. We saw the two large alligators, one named "George" the resident 12 ft. gator, and three smaller gators. There was a stately Great Blue Heron on one tree and an elegant Snowy White Heron in the shady section of the wetlands.

*Submitted by Sylvia Raftery*



*Group photo*



*Wood Storks*



*Snowy White Heron*

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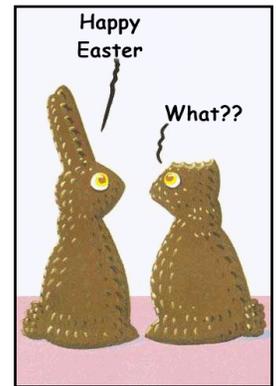
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## All I Need to Know About Life I Learned from the Easter Bunny

- ◆ Don't put all of your eggs in one basket.
- ◆ Everyone needs a friend who is all ears.
- ◆ Let happy thoughts multiply like rabbits.
- ◆ Some body parts should be floppy.
- ◆ There's no such thing as too much candy.
- ◆ A cute little tail attracts a lot of attention.



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(continued from page 5)

in 2019. **Water and Sewer usage accounts for approximately 42% of your annual building budget.** Building usage is estimated based on the prior year's usage and ranges between 37% of the budget in some buildings to over 50% in others. It is the largest recurring cost in your building's budget. The Budget Committee and BOD has no control over these rates. As a result, most of you will see an increase in your budgeted water and sewer expense in the 2019 budget. In order to offset some of these expenses the BOD approved an increase in the charge for washers and dryers from 75 cents to \$1.00 effective May 1, 2018. We will also be including an article in a future newsletter with tips on how to conserve water and help control these costs.

### COMCAST AND CONTRACTED CONSULTANT EXPENSE

In 2010 the BOD signed a ten year contract with Comcast to provide cable TV service to LCG. This contract was negotiated using a paid consultant who also received a contract for consulting services during the term of the Comcast contract. These contracts contained annual rate increases for Comcast and the consultant. The cost for Comcast service and the consultant increased by \$2.53 monthly per unit in the 2019 budget. Of that amount \$2.25 is the amount paid monthly by each unit owner to the consultant. These charges are "direct unit charges" which means that all 855 owners at LCG pay the same amount. The annual cost to LCG is approximately \$23,085 just for the consultant. You are probably asking yourself what does this consultant do for us that provides for this compensation?

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The answer to that question is: we are paying for the consulting service from 8 years ago when the contract with Comcast was negotiated. Not a great deal for LCG but, unfortunately, we are bound by the contract until it expires on April 1, 2020. Additionally, per contract language, we are unable to begin negotiation for a future contract for cable TV and/or internet service during the term of the consultant's current contract. If we do, and sign a new contract for this service before the end of the current contract, we automatically extend the consultant fee for the length of the new contract.

However, there is a clause in the contract which allows for early payoff of the consultant fee with a 30 day notice. After extensive review, we have concluded that the best course of action is to payoff the consultant fee as of July 1, 2018. The payoff amount at that point for the remainder of the contract is \$44,528.40, which translates to \$52.08 per unit. We have removed the consultant fee of \$2.25 per month from the proposed 2019 budget. It will be recommended that the \$52.08 per unit be handled by a Special Assessment to all 855 owners. We are aware that no one likes to hear the words Special Assessment, however before you get upset about this, think of it as follows: You will be paying the same \$52.08 either in your monthly maintenance assessment, \$2.25 each month or by lump sum in the Special Assessment. By paying off the contract it will provide us an opportunity to appoint a committee to begin research and negotiations with TV and internet providers to achieve the best possible deal for future TV service to LCG unit owners.

# What's Happening in April

## Ongoing Events

### MONDAY

8:30am Fitness Walk AUD  
 9:00am Yoga AUD  
 3:00pm Putting Green

### TUESDAY

8:30am Fitness Walk AUD

### WEDNESDAY

8:30am Fitness Walk 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

8:30am Fitness Walk AUD  
 1:00pm Canasta CR

### FRIDAY

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

### SATURDAY

8:30am Fitness Walk AUD

#### KEY

AUD—Auditorium; CR—Card Room;  
 WP—West Pool



## Special Activities

DATE	ACTIVITY	DEPARTURE
Apr. 2	Lake Worth Beach	9:30 am
Apr. 2	Elvis Dinner/Dance 5:00 pm	
Apr. 3	Gardens Mall	9:30 am
Apr. 5	Palm Beach Kennel Club	12:15 pm
Apr. 9	Lake Worth Beach	9:30 am
Apr. 10	Wellington Mall	9:30 am
Apr. 12	Palm Beach Zoo	10:00 am
Apr. 16	Lake Worth Beach	9:30 am
Apr. 17	Outlet Mall	9:30 am
Apr. 19	Cup & Saucer Bagel	9:30 am
Apr. 22	Lake Worth Theater—Oliver	1:00 pm
Apr. 23	Lake Worth Beach	9:30 am
Apr. 26	Tony Roma Lunch	12:00 pm
Apr. 30	Lake Worth Beach	9:30 am
May 1	Gardens Mall	9:30 am

Weather permitting, bus trips to and from Lake Worth Beach will be available on Mondays. Must sign up in advance in the Activities Office. Minimum of 6 people required. \$5.00 Refundable deposit.

All Breakfast, Lunch, Green Markets 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**