



LAKE CLARKE GARDENS NEWSLETTER

LAKE CLARKE GARDENS



DECEMBER, 2019

Happy Holidays

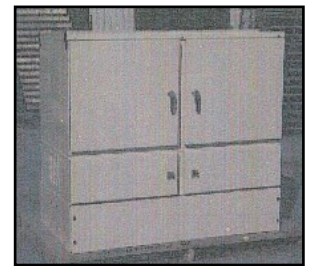
Atlantic Broadband What's Up?

By Van Tocket

Just some information on the workings of Atlantic Broadband as they prepare to provide internet, television, wi-fi and telephone service to our community

Atlantic has applied for their Palm Beach County permit to run the fiber optic lines to our property.

As a part of this process, they will place a control box, or the "brains" of the service on the property close to the rental property next door. A picture of this box is shown here. This control center will be landscaped by Atlantic on all sides to ensure that it will not be an eyesore.



They will begin digging to install their pedestals throughout the complex. These pedestals will be below ground and secured with a locking cover.

Next they will be installing smaller pedestals above the ground close to the buildings. They are similar to the green boxes that are now present around our buildings that are owned by Comcast.



The work will be rather extensive, not to mention messy, but they have assured us the grounds will be restored after the work is finished.

There will be a Town Hall meeting hosted by Atlantic Broadband to give you more details of the project and to answer any questions you may have. They will also have sign up dates and times to do individual installation inside your unit.

A Word of Advice: Each unit owner will be required to return all Comcast equipment after Atlantic is installed. If Comcast equipment is not returned, the company will continue to charge **you** for their equipment.

The start date for our new service from Atlantic will be March 1, 2020. More information will follow as the work proceeds.

Holiday Office Hours

Tuesday, Dec. 24	8am—NOON
Wednesday, Dec. 25	CLOSED
Tuesday, Dec. 31	8am—NOON
Wednesday, Jan. 1	CLOSED

**The Activities Office will be CLOSED
December 25 and January 1**

**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 October 31, 2019

Total Receivables	\$	52,884
Outstanding, Special Assessments	\$	8,450
Maintenance, & Other Receivables	\$	44,434

Cash Position as of October 31, 2019:

Total Cash	\$	<u>1,280,378</u>
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Less: Restricted for:

Spec. Assessment	(\$	9,728)
Building & Common Reserves	(\$	192,865)
Activities	(\$	13,853)
Hurricane Contingency	(\$	202,546)
Cash	\$	861,386.

Month October 2019

Monthly Maintenance Due	\$	253,828
Maintenance Not Paid (less than 60 days)	(\$	23,037)

Maintenance Collected in Oct.	\$	230,791
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Prepaid Maintenance	(\$	84,338)
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Net Operating Cash	\$	777,047
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I have spoken in the past about the electrical lines of your A/C on the roof. They need to be checked and serviced by you, the owner of the A/C. They are deteriorating. When you have your A/C serviced, have them check and fix the lines if necessary before it causes a bigger issue.

I would appreciate it if you have an issue that you let the office know directly. Fill out a work order. If it is an Association responsibility, we will take care of it. Complaining to others doesn't fix the issue.

The electric will be shut off December 6—9th in all areas of the East recreation area including the following: Auditorium, Card Room, Shuffleboards, Activities Office, Men's & Ladies restrooms, Saunas, Office, Library, Billiard Room, & East Pool. We are replacing the electric panel which is Federal Pacific. **The office will be closed starting Friday the 6th once FPL shuts down the power. The men will be on site, but the office phones will not be working. FPL will need to put the power back on Monday, December 9th. As soon as FPL shows up, we will open the office.**

Atlantic Broadband will be here in December to start digging and installing their equipment. We will have a Town Hall to keep you informed. Please do not sign any contracts with Comcast. Month to month is best at this time.

Association Meetings

All unit Owners are invited to attend

Building Rep.	Dec. 5	10:30am	Card Room
Agenda Meeting	Dec. 6	11:30am	Card Room
BOD Meeting	Dec. 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, December 9, 2019 at 12:00 NOON.

The first Notice of the LCG Annual Meeting will be mailed December 2, 2019.



November 12, 2019

NEW BUSINESS

Change Language in the Rules and Regulations

Motion to change the language on page 8 to "Owners and Renters will use the parking space assigned to the unit", followed by the second line unchanged.
Motion carried unanimously

Change Language in Rental Application Motion to change language on page 1

- 4. adding an "e" to change the word to "one".
- 5. to remove the language "a personal interview" and add "orientation".
- 8. Remove the language concerning the red and blue tags.

On page 3, section 3

Add the language "Tenant will be responsible for Common Element damages during rental period."
Motion carried unanimously

Fine 20B-203 for renting their unit from 5/27/2019—6/6/2019 via Airbnb.
Motion carried unanimously

Fine 10-105 for refusing to give a set of keys to the office.
Motion carried unanimously

Fine 15-101 for having an unregistered occupant in the unit since it was purchased in a County foreclosure sale.
Motion carried unanimously

GOOD AND WELFARE

Karen Cade asked to clarify the rules regarding parking passes for owners/renters and guests. Policy needs to be discussed by the board.

If you are considering running for the Lake Clarke Gardens Board of Directors in February, you must submit your intent to run to the office by January 2, 2020.



Information Bio is due Jan. 7, 2020



Pipe and Drain Care

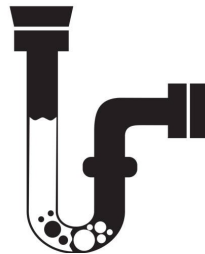
By Aless Hall

I would like to remind everyone that LCG's pipes are aging. The cast iron cracks and flakes. So, please be aware of your ceilings. If you see a water mark, please report anything to the office as soon as you notice something.

Do not put anything down the toilet other than toilet paper. This includes the "flushable wipes". Even though they say flushable—don't. Please dispose of them in the trash.

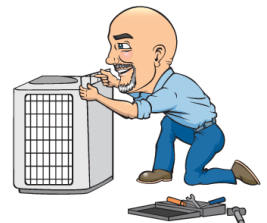
Mops, shower curtains, towels, paper towels, and cleaning wipes (yes, these things have actually been found) also do not belong in the toilets or drains. They cause severe back-ups for residents on the first floor.

If you have a garbage disposal, please use it minimally. When you use it, run it for a good period of time with lots of water. This helps move the food particles through the pipes.



DO NOT PUT GREASE IN THE DRAIN. Put it in a container and place it in a plastic bag and put it in the trash.

Air conditioners (A/C) are unit owner's responsibility, not the Association's. There are continued issues with the drain lines being clogged. If you don't service your A/C, sludge and dirt gets in the drain line and clogging the line. Again, if you are on an upper floor, you cause damage to your neighbors below you. The drain lines don't have roof access. Our men can't go to the roof and service them. They can only vacuum out the line from the outside, which only takes care of the first floor. If your A/C guy tells you the drain line is clogged, he needs to vacuum it out. You may also call the office while you're A/C guy is there and our men can come assist. It is your sludge from your A/C.



Please be a responsible unit owner, be respectful of your neighbors and keep the pipes clear.

Pool Area
CLOSED
 For Maintenance

SmartSign.com • 800-952-1457 • 5-7088

The entire East Pool Recreation area will be closed
December 6th thru December 12th

This includes the Office, Card Room, Auditorium, Library, Sauna, grills, deck and the pool itself. Please respect the work space as contractors will be making electrical upgrades.

The West Pool and Grills will be open for your use, as usual.

Thank you for your cooperation.

Paid advertisement



Paid advertisement

Bus to the Beach



The LCG Bus will be going to the Lake Worth Beach on Mondays (weather permitting).

The bus leaves at 10:00am and returns at 2:00pm.

Anyone interested in going must sign up in the activities office by the Friday before the trip. A \$5.00 refundable fee will be collected at sign-up.

The \$5.00 fee will be forfeited if you are signed up and fail to show.

A minimum of 6 people must be signed up for the trip to take place.



MARK'S DRIVING SERVICE

Do you need a ride to:



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

Clean 2015 Honda Civic No Job Too Small

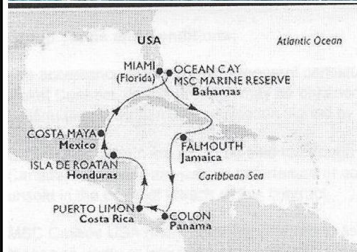
Better Than Uber—Cheaper Than A Taxi
 *No Meter Running *Available by the hour

Affordable. Dependable. Reliable.

Call Mark 561/254-2458

(Resident—Lake Clarke Gardens)

**LAKE CLARKE GARDENS and ANCHORS AWAY TRAVEL
Present**



MSC DIVINA-JANUARY 17, 2020

Rates include: R/T Transportation, Cruise, Taxes, Fees,
EZ DRINK PACKAGE
GRATUITIES ARE NOT INCLUDED

- 1 Miami, Florida
- 2 At Sea
- 3 Falmouth, Jamaica
- 4 At Sea
- 5 Colon, Panama
- 6 Puerto Limon, Costa Rica
- 7 At Sea
- 8 Isla de Roatan, Honduras
- 9 Costa Maya, Mexico
- 10 At Sea
- 11 Ocean Cay MSC Marine Reserve, Bahamas
- 12 Miami, Florida

Cruise Fares

Inside Fantastica	\$1368.00 p/p
Outside Fantastica	\$1528.00 p/p
Balcony Fantastica	\$1768.00 p/p

FOR RESERVATIONS AND INFORMATION CONTACT

Debbie Drujak
Anchors Away Travel & Tours
561-496-6880
 anchorsawayboynton@yahoo.com
 112 S Federal Hwy-Suite 3
 Boynton Beach,, FL 33436



WELCOME New Owners

- 2-107 Patricia Spratt
Lilliane Spratt
- 2-212 Andrea Smith
- 6-203 John T Crum
- 7-201 Martin Hameline
Michelle Vaudrin
- 7-209 Janice M Koel
- 7-409 Cornelis Wervenbos
- 9-305 Shide Zhang
Wen Wen Zhang
- 16-102 Jocelyn Girard
Raymonde Marc Aurele
- 21-211 Victor Kallit
Marilyn Kallit
- 23-201 Karen Scalise
- 26-211 Kari J Rale

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Sharon L. Tocket
Realtor®

12161 Ken Adams Way 110 S1
 Wellington, Florida 33414

561 252-7294 direct
 SharonTocket@comcast.net

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*It's the season of goodwill ...
 which gives me an idea
 for where to do my
 Christmas shopping.*



You're Invited



Senior citizens interested in exploring or pursuing the art of woodcarving are invited to join the Boynton Beach Woodcarving Club (BBWC). The club meets each Friday from 8 AM to 12 NOON at the Boynton Beach Senior Center, 1021 S. Federal Highway, Boynton Beach, FL 33435.

It is an established woodcarving venue with male and female member skill levels ranging from novice to advanced. Features include a comprehensive reference and pattern library, mentoring, individual work space, a well-lit A/C environment, snack bar and free parking.

Contact: Gene 561/715-4290
 Email: carverman15@comcast.net
 Boynton Beach Senior Center 561/742-6570.
 Submitted by Karen Cade

Paid advertisement

ERA HomeRun Real Estate
Mary Schiltz
 Realtor®
Cell: (561) 635-8477
E-Mail: MarySchiltz@bellsouth.net
 EACH ERA OFFICE IS INDEPENDENTLY OWNED AND OPERATED

Paid advertisement

Computer Excellence

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*Repair *Internet *Printer *Wireless Slow Computer & More

***Inquire About Our "Internet Security & Safety" Class**

Affordable. References Available.

**Inquire about our "Lake Clarke Gardens" Special and Referral Program*

Sam Andrews: 561-628-8853

Halloween Party Highlights



LCG's first Halloween Party in several years was a great success, thanks to Sandy Linen and her crew of helpers.

Guests enjoyed pizza and salad while listening to Lola performing plenty of dance music.

Lola awarded Kathy Wilson the prize for best costume based on the originality of her presentation.

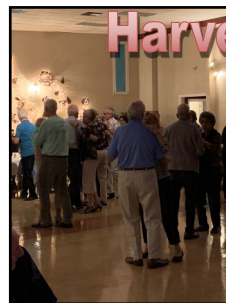


Harvest Dinner Highlights

About 125 people enjoyed a traditional Thanksgiving dinner at LCG.

Entertainment was provided by Bill DeRenzo, making his second appearance at LCG. He kept the crowd on the dance floor.

Special thanks to Howie Allen and crew for another spectacular evening.



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

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

Mark Your Calendar



Karaoke

**Thursday, Dec. 5
and
Friday, Dec. 20**
7:00pm

Warm up your vocal chords and join DJs Denis and Carolina in the Card Room on **December 5** and **December 20** for an evening of fun. Not a singer? Come and cheer as your friends and neighbors perform.

No sign up necessary.

Bring your own beverages and snacks.

CHRISTMAS LIGHT RUN
AND
HOFFMAN'S CHOCOLATES
WINTER WONDERLAND

COME ALONG ON RIDE THROUGH SOME BEAUTIFUL LIGHT DISPLAYS AROUND TOWN. ENDING YOUR NIGHT WITH SOME ICE CREAM FROM THE WHIMSICAL HOFFMAN'S CHOCOLATE FACTORY AND TAKE A GLIMPSE AT THEIR WINTER WONDERLAND.




MONDAY, DECEMBER 16TH
BUS LEAVES AT 6PM

SIGN UP IN THE ACTIVITIES OFFICE



DECK PARTY featuring LOLA

Monday, January 6
4:30PM to 7:30PM
East Pool

Limited to 125 people.
More information in the
Activities office.

DECEMBER MOVIES

Come to the MOVIES at LCG
Sunday 1:00 PM in the Auditorium



December 1 Courageous

Adam Mitchell, Nathan Hayes.

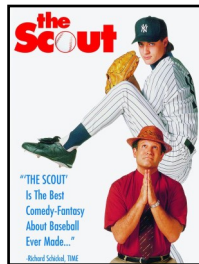
While they gave their best on the job, they faced their biggest challenge, Fatherhood.



December 8 Moon Over Miami

*Don Ameche, Betty Grable
Robert Cummings.*

A glittering song and dance show.



December 15 The Scout

Albert Brooks, Brendan Fraser.

The best fantasy comedy about baseball.

Free Christmas Concert

December 16
2:00pm



Join Melinda Shelton and Kathy Wilson in the Card Room for an afternoon presentation of holiday music to get you in the Christmas spirit.

Bring your own beverages and snacks. If you know the songs and want to sing along, you are welcome to do so.

Finnish Christmas Sing-along Potluck

December 19
6:00pm in the Card Room

Everyone Welcome



What's Happening in December

Ongoing Events



Special Activities

MONDAY

8:20am	Fitness Walk	AUD
8:30am	Free Weights	AUD
9:00am	Yoga	AUD
10:00am	Bus to the Beach	

TUESDAY

8:20am	Fitness Walk	AUD
9:00am	Tai Chi	AUD

WEDNESDAY

8:20am	Fitness Walk	AUD
8:30am	Free Weights	AUD
9:00am	Yoga	AUD
9:30am	Walmart/Publix Bus	
7:00pm	Bingo	AUD

THURSDAY

8:20am	Fitness Walk	AUD
9:00am	Tai Chi	AUD
1:00pm	Canasta	CR

FRIDAY

8:20am	Mix Weights/Walk	AUD
9:00am	Yoga	AUD
9:00am	Zumba	CR
9:30am	Walmart/Publix Bus	
12:45pm	Bridge	CR
1:00pm	Mex. Tr. Dominoes	CR

SATURDAY

8:20am	Fitness Walk	AUD
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KEY

AUD- Auditorium **CR**- Card Room
WP- West Pool **EP**- East Pool

DATE	ACTIVITY	DEPARTURE
5	Karaoke	7:00pm CR
10	Isle Casino	10:00am
12	Ocean One	12 NOON
16	Christmas Concert	2:00pm CR
16	Christmas Light Run	6:00pm
17	Gardens Mall	10:00am
19	Sailfish Marina	12 NOON
19	Finnish Sing-along	6:00pm CR
20	Karaoke	7:00pm CR
Jan 6	Deck Party	4:30pm EP

Weather permitting, the bus will go to Lake Worth Beach each Monday from 10:00am and return at 2:00pm.

Advance registration required.
Minimum of 6 people for the trip.

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

All bus trips 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