

LAKE CLARKE GARDENS NEWSLETTER

**HAPPY
FATHERS
DAY!**

Photo by Robin Gillis

JUNE, 2020

Why You Must Shower Before You Swim

Showering before entering a pool is one of the least practiced habits before swimming in most countries around the world. In many ways it is understandable. After all, you are about to jump into a pool. What is the point of taking a shower first? There are actually several reasons why you must take a shower before entering a pool.

Remove Contaminates from Your Body

Unless you just stepped out of the shower, there is a good chance that your body will have substances on it that will contaminate a pool. These include sweat, soap, perfume, shampoo, deodorant, urine and even feces. While you may not want to admit that there is urine and feces on your body, they could be present in such small amounts that you would never even notice. However, once they come in contact with pool water, they will contaminate the water.

Now imagine if every swimmer in the pool for that day had a little urine or feces on them. The amounts would begin to add up, wouldn't they? A simple shower with water only can wash these substances from your body so they don't get into the pool water when you go for a swim. This will help the pool remain cleaner for much longer and it will also prevent you and your friends from swimming around in your own urine!

Easier on the Pool

The more contaminated the water becomes because of what you introduce to the water, the harder the pool has to work to be sure it is clean. More chlorine has to be added to be sure the water is clean and safe, and the pool's pumps and filters will have to work hard to remove these contaminants in the water.

Common Courtesy

Being considerate of others is always important. Showering before you jump into the pool will remove anything on your body that could dirty the pool. You must do everything you can to make sure it stays as clean as it was before you got in. Taking a quick shower before you get in is one of the best and most considerate things you can do for the pool and other swimmers.

(Continued on page 6)



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TREASURER'S REPORT



Property Manager's Report

Accounts Receivable as of April 30, 2020

Total Receivables	\$ 107,664
Outstanding, Special Assessments	\$ 50,844
Maintenance & Other Receivables	\$ 56,820

Cash Position as of April 30, 2020:

Total Cash	\$ <u>1,471,774</u>
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Less: Restricted for:

Special Assessment	(\$ 2,496
Building Reserves	(\$ 54,485)
Reserves Common	(\$ 112,617)
Hurricane Contingency	(\$ 203,303)
Cash	\$ 1,098,874
Prepaid Maintenance	(\$ 122,324)
Activities	(\$ 6,059)

Net Operating Cash	\$ 970,491
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Month April 2020

Monthly Maintenance Due	\$ 253,828)
Maintenance Not Paid	
(less than 60 days)	(\$ 51,590)
Maintenance Collected	\$ 202,238

PAID ADVERTISING IN THIS NEWSLETTER DOES NOT CONSTITUTE AN ENDORSEMENT BY LAKE CLARKE GARDENS CONDOMINIUM, INC. FOR THE PRODUCTS AND/OR SERVICES ADVERTISED.

Deadline for article and advertising submission for the July Newsletter is June 20.

Email lcg.sauve@gmail.com

We received our first check from ABB for reimbursements. The payments are on the unit owner's accounts for the proceeds that we received. We are awaiting more.

Gonzalo and the men have been working on leaks and backups, washers and dryers, and painting laundry rooms.

FPL came at my request and power washed building 10 parking lot to help with the damage that was caused by them boring a new line under the parking lot last month.

The Insurance Company responded to the Arbitration cost by our attorney submitted for our insurance claim. The amount is \$38,847 which will be covered by our insurance company. The Association paid Seamus \$7625.00 which \$2625 will be reimbursed by our insurance company. Only the deductible is LCG's out of pocket cost.

The Administrative buildings hurricane windows are on order. The Palm Beach County Permit has been applied for. They will be installed once the Permit has been issued and the windows are in. According to the company, we're scheduled for August.

Barring any weather problems, the termite tenting will go on as scheduled. Make sure your unit is properly prepared. Theresa Knowles and I have been going door to door getting paperwork signed and handing out bags. The buildings have been noticed in English and Spanish with a flyer developed by Theresa and translated by Sonia.



Tuesday May 12, 2020

BUDGET MEETING

All buildings received a quorum to pass the budget. The smaller percentage of the building and common area reserves was chosen by the unit owners in all buildings.

SPECIAL MEMBER'S MEETING

Two of the amendments passed according to our Attorney, from Becker & Poliakoff. They are numbers 3 and 4, the Article change and the By-law change. A quorum was not achieved for the Declaration and the Material Alteration. The Board has discussed and will put these up for another vote in the fall when people are back and can understand what is being voted for and the requirements to get them passed.

BOARD OF DIRECTORS MEETING

NEW BUSINESS

Representatives from Atlantic Broadband were available to answer questions and concerns from unit owners.

Vote to fine 24-207 Nuisance and working without ARC approval.
Motion passed 6-1

Vote to fine 15-101 for working in unit without ARC approval.
Motion passed 6-1

Vote to fine 15-209 for renting without Association approval.
Motion passed unanimously

Vote to fine 2-203 for working in unit without ARC approval and putting construction debris in dumpster.
Motion passed unanimously

Vote to fine 15-212 for underage unregistered occupant.
Motion passed unanimously

Vote to suspend summer BOD meetings for the months of June, July, August and September. The next scheduled meeting will be Tuesday, October 20 at 6:30pm.
Motion passed unanimously

(continued in next column)

Vote to continue Diane O'Shea as Assistant Treasurer to sign checks during the summer.
Motion passed unanimously

The Personnel Protection Plan (PPP) loan has been approved. It is to be used for employee salaries and benefits.

The termite tenting for buildings 3, 5, 7 and 22 will go on as scheduled. Tentative dates for each building are provided on page 5.

GOOD AND WELFARE

Allan Boroday asked three questions:

1. What can we do to make it easier for people with disabilities to shower before entering the pool? (*A solution will be investigated*).
2. How can we enforce showering before entering the pool? (*Suggestions were offered*).
3. Where are we with speed bumps? (*Theresa Knowles has been working with County officials to determine the best materials and placement*).

Howie Allen suggested that due to the current limit of 10 people in the pool, it should be restricted to owners and residents only until the COVID-19 threat is over.

Gloria Garcia asked if LCG owned any units that might be used by a disabled couple in Building 22 during the termite tenting. (*The only unit LCG owns is in Building 22*).

Mary Menis asked if there is any truth to the rumor that people could choose to stay with Comcast as opposed to changing to Atlantic Broadband. (*No. All units will be connected to ABB*).

WELCOME New Owners

7-203 Roger T. Kapostasy

7-302 Bonnie Motto

7-315 Brian Leslie
Carol Wright

8-107 Donamae Cummings
Dionne Richards

17-204 Tracy Jackson

26-310 Brian Forsythe



May 26, 2020

NEW BUSINESS

Vote to Open Common Areas as follows:

Exercise room – to remain closed at this time (*not enough room for social distancing*)

Sauna – to remain closed at this time (*not enough room for social distancing*)

Pool restrooms – open (*indoor showers– remain closed*)

Cardroom – to remain closed at this time

Auditorium – open periodically for:

Bingo on Wednesday night from 6PM to 9:45PM -
Face coverings and social distancing required –
limited number of tables appropriately spaced
- gloves required by those selling cards and
handling money.

Movie on Sunday from 1 PM to 3 PM – face
coverings and social distancing required.

Kitchen to remain closed.

Shuffleboard - open - social distancing and face
coverings required – players responsible for
wiping down equipment before and after use.

Office – remains closed to walk-in traffic – continue to
call office for appointments or needs.

East and West swimming pools –

**OPEN TO ONLY OWNERS AND
RESIDENTS (NO GUESTS
ALLOWED AT THIS TIME)**

limited to 10 or less in the pool at
any time – social distancing
required.

Pool deck areas – social distancing
required.

Eating areas – less than 10 persons –
social distancing required. Owners
are responsible to wipe down pool
furniture, tables.

Barbeque areas – open – social
distancing required – owners are
responsible to wipe down BBQ
equipment.

Motion passed unanimously

**Vote to move Contingency budget money
to reserves if not used by June 30, 2020.**

Motion passed unanimously

**Buyer
Beware**



Editor's Note

*The following article was
submitted by Raphael Vila (19
-302) If you're not
comfortable with a service
estimate, do not hesitate to
get a second opinion. It could
save you a lot of money.*

Our air conditioner recently stopped
functioning around 11:30 p.m. We had a
company come out the next morning. They
arrived after we agreed that the service fee
would be \$115.00. The technician looked at the
a/c and notified us that the air conditioner had
died and gave us an estimate of \$4,000.00 and
that they were giving us a great price and even
including a 10 year warranty because they do a
lot of business here in the community.

We were not convinced and did not
accept their offer, especially knowing that the
a/c's come with a ten year warranty. We had
another technician come out to give us their
opinion and believe it or not, it was found that
we just needed a new breaker. After inspecting
the unit it was discovered that the freon had
been released from the a/c. After refilling the
freon and changing out the breaker the air
started working and has been working since.

Paid advertisement

MARK'S DRIVING SERVICE

NOW AVAILABLE SEVEN DAYS A WEEK - 24 HRS A DAY

Do you need a ride to:

Work - School - Airport - Grocery Store - Church - Dr.'s Appt -

A Night Out On the Town

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 - Bldge 24)



NOTICE

Your monthly maintenance payment will change on July 1, 2020.

The coupons have been processed and are being sent out.



Many owners are enrolled in the ACH program with LCG. ACH stands for *Automated Clearing House*, which is a network that coordinates electronic payments and automated money transfers.

Maintenance payments are automatically deducted from your checking or savings account each month. You don't have to worry about writing a check or missing a payment.

If you are on an ACH with the Association, you are not required to do anything. Your new maintenance payment will take effect automatically. You do not need to fill out a new form.

If you are not on an ACH, and wish to enroll, forms are available in the office.

Paid advertisement



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Termite Tenting for Buildings 3, 5, 7 and 22

Here is the schedule for termite tenting. Please remember that these are tentative dates. Changes due to weather conditions are possible.



Building 3—June 1
Building 5—June 8
Building 7—June 15
Building 22—June 22

Just a reminder that we must have the termite prep sheets signed for each unit one week prior to the fumigation dates listed above.



We must have keys for access to your unit prior to the fumigation date.

Let the office know if we can be of any assistance. Thank you.

Atlantic Broadband has been working throughout the property to make sure everyone is up and running.



If you have any issues or concerns, please contact them at (833) 694-6192.

If you have left for the summer and have not had your ABB service installed, be sure to call the above number at least two weeks before you return to schedule an appointment.

Why You Must Shower

(continued from page 1)

Cleaner is Safer

While this may be last on our list, it is probably the most important reason of all. Think about why pools use chlorine to keep them clean? Chlorine is used to kill potential harmful bacteria and other pathogens that not only impact how clean the water looks, but also how safe it is. Water that is filled with this bacteria can cause you to become sick if you spend enough time swimming in it.

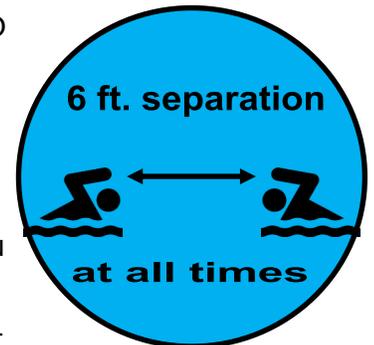
Most people associate the smell of chlorine as a sign that a pool is clean. However, they couldn't be more wrong. The smell generated by chlorine is only present while it is oxidizing contaminants. Therefore, a pool that is completely clean will have very little, if any, odor at all. The stronger the smell, the more work the chlorine is having to do, meaning the pool is actually dirtier.

As you can see, showering before swimming is one habit that everyone must develop. Not only is it common courtesy and better for the pool, but in the end it means that less chlorine will have to be used to make sure that it is safe and clean for everyone. So, before you decide to take a dip in the pool, take a few minutes to take a short shower to be sure your body is properly cleansed. That way, you can do your part to help maintain a clean pool that is free from both harmful chemicals and contaminants on your body.

Adapted from PoolAndSpa.com



The new CDC report states that "There is no evidence that COVID-19 can be spread to humans using swimming pools. Proper operation, maintenance, and disinfection (e.g., with chlorine and bromine) of swimming pools should remove or inactivate the virus that causes COVID-19". There are a few concerns you should be aware of when using a public swimming pool with people who may have been infected with the virus. You could still get it from any infected people using the pool with you – if they are coughing or sneezing on you. Just like the flu or the common cold, Coronavirus is an airborne transmitted disease. However, remember that it cannot survive in chlorinated water – period. In other words, the water in the pool will not harbor the virus; it will kill it. Therefore, it's important to understand that swimming pool water, in and of itself, would not transmit Coronavirus provided that it is properly sanitized.



If you are thinking about using a public swimming pool, keep an eye on the other people who may be in the pool with you. Keep your distance – and if any of them seem symptomatic, you may want to leave the pool and have your swim another time!

Remember that Coronavirus is transmitted by people coughing or sneezing (airborne virus) as well as from other bodily fluids that may be on towels or other moist things an infected person may have used or touched. This has become very evident from all the cruise ship infections people have contracted.

So while the actual water of the swimming pool could be as sanitary as possible, if the other people in the pool with you are coughing up a storm and sneezing into their towels, this would certainly be of concern – and should be something to avoid.

Adapted from PoolAndSpa.com

Editor's Note

*We've been very fortunate at LCG so far. If everyone uses common sense, we'll get through this together. Thanks to **Allan Boroday** for sending these articles.*

You Can't Afford to Fix Your Running Toilet?



WRONG, you simply can't afford not to fix it. You may think there is no cost to the water running down your toilet or sink, just because you don't get a bill. **WRONG, AGAIN!** Water is one of the most expensive items you pay for each and every month in the building's portion of your monthly assessment. It is also the one item that you and fellow building owners have the most control over. Yet time and time again, many of us are allowing our toilets and sink faucets to remain unfixed, costing us and fellow building owners. These costs come in the form of increase monthly assessments and even year-end special assessments.



The cost of water can be 35%, or more, of any building's portion of the monthly assessment. That is compared to 47% for cable and internet cost, which is a fixed cost. Thus, it cannot be decreased. It's the same with the other costs such as pest control (5%), maintenance and repairs (6%), elevator (5%), and electricity (3%). There is little that can be done to reduce those. However, that is not true when it comes to water.

Though the office attempts to monitor any trends that would indicate increased water usage, many of these leaks progress slowly and take time before they get noticed. In 2018, one building had water overruns to the sum of \$4,700 before the issue was discovered. In 2019, another building had a \$5,000 overrun, and another was discovered this year when an owner reported hearing water running in the wall. In all cases the owner knew of the issue and simply stated they could not afford to have it repaired. By allowing these issues to continue unrepaired, it cost those owners, and everyone in those buildings, hundreds of dollars. Many of these issues were resolved with a \$10 flapper or a \$1 washer. So, to make the statement that it will cost too much to make the repair shows it can cost you much more to let it go. Though these examples are extreme cases, the costs still accumulate for the slow running faucets and toilets.

So the question is, what can I do to reduce my building's water costs?

- Turn off the water in your unit when leaving for any extended period of time.
- If your water shutoff doesn't shut the water off completely, have it replaced.
- Replace any old style toilets in your unit. The EPA states an older style toilet can use up to 6 gallons of water per flush compared to 1.28 gallons for a newer one.
- Test your toilet on a regular basis for leakage by inserting a few drops of food color in the tank. Don't flush your toilet for 20-30 minutes. Then check to see if any color has seeped into the bowl. If it has, your toilet is leaking and needs to be repaired.
- Repair or replace any faucets that do not shut completely off.
- When using your faucet, shut off the water whenever possible. One example would be when brushing your teeth.



The fact is, the cost of water has increased by 200% over the past 15 years, and continues to increase each and every year. So, if you have an issue, for your own good, and the good of everyone in your building, get it repaired sooner rather later. This will save you and everyone else money.

Submitted by Bob Knowles

What's Happening in June

Due to the COVID-19 restrictions, limited activities have been scheduled. Should the restrictions ease, information will be posted on your building's bulletin board.

The bus will continue to make trips to the grocery stores at the regularly scheduled time, Wednesday and Friday at 9:30am, however seating capacity will be limited to adhere to social distancing guidelines.

Our lives have been put on hold for the past couple of months. It will never be the same in the future. We must learn to rethink the way we are going to live from now on. Not only for us but for our children, grandchildren and all future generations.

Since our self-confinement we have learned to be more attentive to the smaller things around us. Listening to the sounds around me, paying closer attention to beautiful things around us. Things that we took for granted before this terrible virus.

We have also learned to reach out more to family near and far, and to friends either by e-mail, text or by the old fashioned telephone. We have also reached out to people that we have not heard from in a very long time.

Our daily routine consists of trying to make people smile and maybe a little chuckle. Hopefully they will do the same with their family and friends to help us get past this terrible crisis.

When we go for our daily walk we always say hello with a smile to the people we cross paths with and hope they smile back.

Please stay safe. More importantly stay healthy so we will be able to regain a somewhat normal life in the near future.

Submitted by Allan and Danielle Boroday

Paid advertisement



is back!

Beginning Wednesday, June 3, Bingo will resume in the auditorium. Face coverings and social distancing must be adhered to.



**Come Join Us for Movies in the Auditorium
Sundays at 1:00PM**



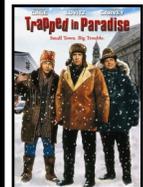
June 7

The Great Outdoors
Dan Ackroyd, John Candy
A vacation is anything but restful when the brother-in-law shows up.



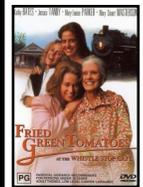
**June 14
Beaches**

Bette Midler, Barbara Hershey
Some friendships last forever.



June 21

Trapped in Paradise
Nicolas Cage, Dana Carver, Jon Lovitz
Two small time crooks lure their brother into robbing a



June 28

Fried Green Tomatoes
Kathy Bates, Jessica Tandy
An unhappy housewife meets an older lady in a nursing home who tells her stories of people she knew. These two ladies develop a lasting friendship.



For Sale!

2606 Garden Drive S 102, Lake Worth, FL 33461







Mary Schiltz

561.635.8477

MarySchiltz@bellsouth.net

\$67,500

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