

# LAKE CLARKE GARDENS NEWSLETTER



**Sunset at LCG**  
photo by Diane O'Shea

NOVEMBER, 2020

## Bringing Fairness to Building Fund Balances

By Howie Allen and Jill Vales

Each year, usually during the December Board of Directors meeting, the LCG annual audit is presented and explained to LCG owners by Nicole Johnson, from our audit firm of Hafer, Certified Public Accountants and Consultants. Those who have attended these meetings have heard, and often joined in, discussion concerning BUILDINGS' OPERATING FUND BALANCES/DEFICITS. The discussion has mostly centered around the inequities in Operating Fund Balances from building to building, and questions concerning how these fund balances may be used in the future.

As your elected Board of Directors Treasurer, over the summer of 2020 I enlisted the expertise of a group consisting of: Jill Vales, a Lake Clarke Gardens owner who has an extensive financial and auditing background; Aless Hall, the LCG Controller and Property Manager; Robert Knowles, the 2019 - 2021 LCG Budget Committee Chairman; and in consultation with Nicole Johnson, our Hafer Auditor. This group proposed a plan to be presented to the LCG Board of Directors to address these inequities and bring fairness to the funding and use of Operating Fund Balances by building.

Let's start with an explanation of Operating Fund Balances. As of the fiscal year ended June 30, 2020, total LCG Operating Fund Balance for all buildings combined was \$1,271,454, equal to 5.6 months' of operating expenses. Considering the level of LCG's Reserve Fund Balances, Hafer has advised us that maintaining an Operating Fund Balance equal to a minimum of 3.5 months of operating expenses is an acceptable level of working capital, as long as any excess Operating Fund Balance is transferred to the buildings' Reserve Funds.



(continued on page 4)

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2981 Florida Mango Rd.  
Lake Worth, FL 33461**

**Main Office (561) 965-8487**  
**Email: office@lakeclarkegardens.com**

**Fax (561) 965-0986**  
**Website: www.lakeclarkegardens.com**

# TREASURER'S REPORT

## Accounts Receivable as of July 31, 2020

|                                  |           |
|----------------------------------|-----------|
| Total Receivables                | \$ 64,228 |
| Outstanding, Special Assessments | \$ 8,298  |
| Maintenance, & Other Receivables | \$ 55,930 |

## Cash Position as of July 31, 2020:

|            |              |
|------------|--------------|
| Total Cash | \$ 1,745,677 |
|------------|--------------|

### Less: Restricted for:

|                       |                |
|-----------------------|----------------|
| Spec. Assessment      | ( \$ 0 )       |
| Building Reserves     | ( \$ 86,288 )  |
| Common Reserves       | ( \$ 151,273 ) |
| Hurricane Contingency | ( \$ 203,787 ) |
| Activities            | ( \$ 6,059 )   |
| Prepaid Maintenance   | ( \$ 205,057 ) |

|                       |              |
|-----------------------|--------------|
| <b>Operating Cash</b> | \$ 1,093,213 |
|-----------------------|--------------|

|                             |            |
|-----------------------------|------------|
| <b>Maintenance Due July</b> | \$ 265,427 |
|-----------------------------|------------|

|   |               |
|---|---------------|
| Maintenance Not Paid<br>(less than 60 days) | ( \$ 24,616 ) |
|---|---------------|

|                                      |            |
|--------------------------------------|------------|
| <b>Maintenance Collected in July</b> | \$ 240,781 |
|--------------------------------------|------------|

## Association Meetings

Building Rep Meeting      CANCELLED  
Agenda Meeting            Nov. 5 10:00am via Zoom  
Board Meeting             Nov. 10 10:00am via Zoom  
All unit Owners are invited to attend

### 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 9, 2020 at 12:00 NOON.*

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## Property Manager's Report



Palm Beach County continues to have its mask requirements in place. This means you should wear a mask when you can't socially distance, inside or outside. All common areas have signs reminding you to wear a mask.

Guests are not allowed in the common areas. This includes the pools. LCG has many seniors and we all know that COVID-19 is more of a risk for those that live here. Please respect your neighbors and take your guests to the beach instead of the pools. We have done very well this summer limiting the cases and spread of COVID here at LCG. Please remain vigilant as the fall and winter season progress.

The office remains closed to the public. We ask that you call or email with any requests. We will come out to assist you with your needs. We will not allow people other than Board Members and staff into the office. That doesn't mean you won't be helped. We will put a mask on to come out to speak with you. We do ask that you call the office instead of just knocking at the door. This will help us assist you with your needs. We have a night box by the ping pong table on the wall that maintenance payments, work orders, See It Say Its green cards and such can be placed into. We try to keep the rack stocked but if we don't have what you need please call the office and we will replenish. We also have a rack by the front door which we will place any item that you request in an envelope with your building and unit for you to come and pick up at your convenience.

You can also sign up for the TOPS Portal which will give you information on your account. You can view the history of your account and place work orders through the portal. If you haven't signed up for the Portal, please let me know and I will get you the information.

We want to keep the staff safe and healthy to be here to do their jobs and help keep LCG running smoothly.



## October 20, 2020

### NEW BUSINESS

#### Appointment of New Board Member

Maria Muzelle was appointed to the BOD to complete the term of Seamus Brennan who sold his unit at LCG.

*Approved unanimously*

#### Fine 15-101 for working without an ARC

*Motion approved unanimously*

#### Fine 15-101 for unauthorized Tenants

*Motion approved 6-1*

#### Fine 15-101 for Underage Occupants in Unit (Children under 15)

*Motion approved unanimously*

#### Fine 16-305 for Underage and Unregistered Occupant

*Motion approved unanimously*

#### Discussion of Allowing Karaoke in the LCG Auditorium

Although everyone would like to see Karaoke at LCG, after discussion it was decided to postpone the decision at least until the November BOD meeting to see if there are ways it can be done safely.

### GOOD AND WELFARE

**Holly Riordan** commented on the state of the putting green. (*Van Tocket explained about the current procedure being implemented to correct the problem*).

**Holly Riordan** asked if the budget approved in May has been released to the community. (*It has* ).

**JoAnn Mugge** asked if there will be transportation to the polls on Election Day. (*As always the bus will make runs on the hour at 9, 10, and 11am. More runs may be added if needed*).

**JoAnn Mugge** asked about pool monitoring as the snowbirds return. (*It will be discussed by members of the Board*).

**Eric Pasila** Wanted to know when the flags will be replaced on the putting green. (*Van answered that they would be replaced as soon as the problems are corrected*).

**Eric Pasila** asked whether the showers could be open but will ask again when the saunas are opened.

### THANKSGIVING HOLIDAY HOURS

**THE OFFICE WILL BE CLOSED**

**Thursday, November 26**  
**Friday, November 27**

**Maintenance staff off Thursday,  
Regular hours on Friday**

# **Bringing Fairness to Building Fund Balances**

(continued from page 1)

Through review of the annual audit report it can be seen there are significant inequities in the buildings' Operating Fund Balances, with some buildings having large fund balances while others have fund balance deficits. The most glaring example is: one building has a fund balance of \$171,924 while another building has a fund balance deficit of (\$11,165). Analysis of audited Operating Fund Balances shows that 13 buildings are basically funding our Association's working capital, while 11 buildings are essentially getting a free ride, or an interest-free loan. It is time for our Association to rectify this situation and begin the process of bringing fairness to the Operating Fund Balance maintained by each building.

- **13 buildings have excess fund balances**
- **9 buildings are below 3.5 months of Operating expenses**
- **2 buildings are in deficit**

The plan recommended by this group calls for maintaining an Operating Fund Balance equal to 3.5 Months of operating expenses, by Building, or \$808,915. Accordingly, approximately \$462,539, from the total June 30, 2020 Operating Fund Balance of \$1,271,454 would be transferred to thirteen buildings' Reserve Funds, proportionally based on the excess amounts in their respective Operating Fund Balance. These 13 buildings that have Operating Fund Balances in excess of 3.5 months of operating expenses will finally receive benefits of the excess monies they

have accumulated over the years by being able to transfer their proportionate excess funds to their Reserve Fund for future expenses.

Nine buildings that have a positive Operating Fund Balance, but less than 3.5 months of operating expenses, would have a line item charge added to their annual building budget assessments until their Operating Fund Balance equals 3.5 months of operating expenses. The line item charge will be kept to \$20 or less per unit per month. In some cases, it will take multiple years to resolve a building's working capital deficiency, while in other cases the building's working capital deficiency will be resolved within the first year. The additional charge would not start until the 2021-2022 fiscal year budget.

Two buildings, however, actually have a deficit in their Operating Fund Balance as of June 30, 2020, meaning liabilities are greater than assets. These buildings would receive a one-time Special Assessment for their Operating Fund Deficit to bring them to a zero balance prior to commencing the additional line item charge as described above. The additional line item charge would be added annually until their Operating Fund Balance equals 3.5 months of operating expenses.

You may ask why this group recommends adding a line item charge to monthly maintenance assessments? This is a financial alternative to a special assessment that traditionally must be paid within three months. This alternative allows for payments to be made over a 12-month period, and in some cases over multiple years, and is therefore much more affordable for those owners affected.

The plan developed by this group will be briefly discussed at the November, 2020 Board of Directors meeting. Town Hall meetings will be held in the auditorium in November and early December to inform owners of the specifics of the plan. A more detailed description will be provided at the meetings, along with time for questions and answers. Owners are encouraged to attend these meetings to learn more and discuss this long-standing issue. The Town Hall meeting schedule will be posted on building bulletin boards and on the LCG Community Channel 590. We will conduct Zoom Meetings as well so all owners have the opportunity to be informed.

It is anticipated that this plan will be voted on by the Board of Directors at the December 8, 2020 BOD meeting. If approved, it would replace the program commonly referred to as the "over/under" or "pay as you go" program that has been ongoing for the past few years.

**Town Hall Meetings will be scheduled in November and early December.**

# WELCOME New Owners

## Editor's Note

As another way to welcome new owners to LCG, we're adding where they are from. Please help us welcome them.

**4-112      Robert and Judy Freeman  
from Florida**

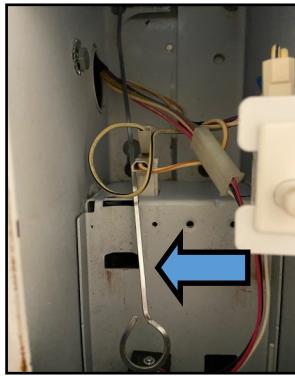
**8-109      Erkki & Marja Raunio  
from Finland**

**26-308      Karen Lester  
from Massachusetts**



## Don't Abuse the Laundry

Even though our washers and dryers are commercial grade quality, they will not stand up to the abuse some people are putting them through. They are not made to handle heavy items such as rugs or bed comforters.



Our guys are constantly fixing machines with broken belts and pumps. To top it all off, the picture on the left shows a recent find in the machine in building 24 on the third floor. A BBQ skewer was inserted into the coin slot to trigger the machine to operate without having to pay! It may seem harmless but this is costing you money! If you see this behavior, please notify the office.

Paid advertisement

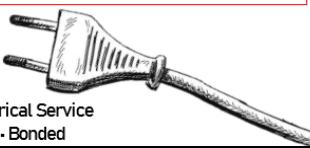
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## Write a Work Order

If you see something around the property that needs attention, please fill out a work order. You may go to the office or fill one out online. Complaining to the office or neighbors will not correct the problem. With over 55 acres at LCG, our staff cannot possibly be on top of every little detail.

By filling out a work order, there will be documentation of work being completed.

## Thank You

"We would like to say that the grounds are always beautiful and kept up. We know that Aless and her team are always working hard to accomplish this. Thank you"

Patrick Dickenson and Jeri Tripp  
20B-302

## Return of the Iguana Hunter

Our resident iguana hunter is back on the job. Howie Allen has returned to LCG, and as of this writing (10/26) has bagged 49 iguanas. With all the rain we've had lately, his hunt time has been limited.

There are some who are opposed to the hunting, but the iguanas are causing major damage to our vegetation and seawall. Extermination is legal, and encouraged, as long as it's done humanely. They may not be poisoned, drowned, or frozen.

Professional Iguana hunters charge at least \$15.00 per iguana.  $\$15 \times 49 = \$735$ . A savings to LCG. That's not counting the 137 that he bagged last season! That's an additional \$2,055 savings to LCG!



Thank you, Howie.

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 - Bldg 24)



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**ANOTHER ONE UNDER CONTRACT!**  
**MARY SCHILTZ 561.635.8477**  
**MARYSCHILTZ@BELLSOUTH.NET**



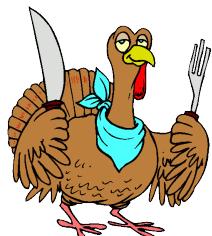
## Mask Order Extended

Palm Beach County has extended the mandatory mask order until at least November 21, 2020. Our returning residents may not be aware of this order. Masks are required in all common areas. This includes our Card Room and Auditorium, Library, Billiard Room, and Exercise Room. Thank you for your cooperation.



## Thanksgiving Puns

*My family told me to stop telling Thanksgiving jokes, but I said I couldn't quit cold turkey.*



- \* Stop, drop, and pass the rolls!
- \* I only have pies for you.
- \* Gobble 'til you wobble.
- \* Oh my gourd, I ate too much.
- \* Much ado about stuffing.
- \* Eat, drink, and cranberry.

**Friends  
Always there for you**



**HAPPY**

**FUN**

**SUPPORT**

  
**Helping  
Hands**

To All Residents, Staff, and Employees:

Dear Friends,

It is hard to know the phrases and all the things to say to such "Special Friends". But somehow it seems only right to say you are someone close in thought and heart, not now and then – but always.

It is with a sad heart after 19 wonderful years LCG being my home, I will be moving. My niece, Maryrose, and nephew Frank invited me to live with them in Calverton, New York (around April, 2021). My health isn't in A-1 condition and the "China Virus" wherever. I said, "Yes".

The virus has turned all our lives upside down. Sorry I couldn't have a 91st Birthday Party.

Some of my best memories are the good times I had at LCG and all the special friends I made.

Please, let's keep in touch with each other. Don't let distance keep us apart. Just a phone call away, hearing from you will "Make My Day".

561 868-0258

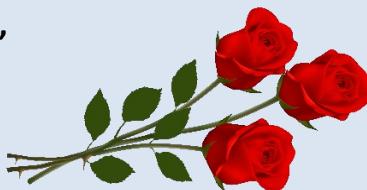
No matter how much time goes by, no matter what life sends us, it's good to know we will always be "Special Friends".

I hate "Good-bye" so you won't hear it from me.

I guess I'll go with "Ciao" (after all, I am Italian).

Blessed health, love, happiness, and laughter.

Stay safe always,



"I'll Miss You"

Forever and a day.

Frances Montgomery  
Bldg. 18 – Unit 204

**Good  
Times**

**SHARING**

**Buddies**

**Best  
Friends  
Forever**

**PALS**

**SWEET  
Memories**

# What's Happening in November

Due to COVID-19 restrictions, limited activities have been scheduled. If anything changes, 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.



Wednesdays at 7:00pm  
in the Auditorium

Face covering and social distancing required.

## Need a Ride to Vote?

The LCG bus will be making trips to the polling place on Tuesday, November 3. The bus will make trips on the hour at 9, 10, and 11am.



Social distancing and face covering required to board the bus.



DAYLIGHT SAVINGS TIME ENDS

November 1

Set Your Clocks Back



November 11

HONORING ALL WHO SERVED  
VETERANS DAY

THANK YOU  
for your service

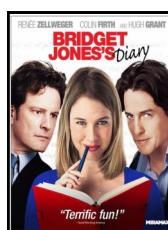
# NOVEMBER MOVIES

Come to the MOVIES at LCG  
Sunday 1:00 PM in the Auditorium  
Be sure to wear your face covering



November 1  
**Frida**

Salma Hayek, Antonio Banderas  
An exceptional woman who lived an unforgettable life.



November 8  
**Budget Jones Diary**

Renée Zellweger, Hugh Grant  
A comedy that looks at the ups and downs of romance.



November 15  
**Gladiator**

Russell Crowe  
A general who became a slave, then became a gladiator.



November 22  
**The DaVinci Code, Part 2**

Tom Hanks, Sophie Neveu

Solving the murder mystery.



November 29  
**Pretty Woman**

Richard Gere, Julia Roberts

Corporate mogul, Edward meets carefree Vivian whose lives are worlds apart.

Deadline for article submissions for the December Newsletter is November 20.  
Email: [lcg.sauve@gmail.com](mailto:lcg.sauve@gmail.com)  
or drop off in the office