

LAKE CLARKE GARDENS NEWSLETTER



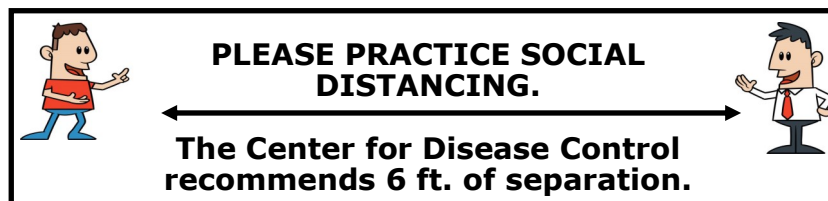
APRIL, 2020

Condos, Cruise Ships and Covid-19: Surprising Commonalities

This message from Lake Clarke Gardens is not to instill more fear, but to help mitigate our chances of contracting COVID-19 in our buildings. Becker Law Firm, LCG's legal counsel has advised us that the time to act, is *NOW*. While most Florida Boards know how to protect their community in the event of a hurricane or other natural disasters, managing a pandemic is uncharted territory.

Unless a building is under quarantine, we cannot prevent owners from having guests visit them in their units. Some of these guests may be necessary caretakers. However, we would like to ask our residents to voluntarily reduce the number of guests you invite into our community for the next 30 days, and possibly suspend the use of the common areas such as the auditorium & card room, or pool for private events you may have wanted to host.

We know you are looking to the Board and the building's staff to take the proper steps to keep you as safe as possible, but residents also have an obligation to take common sense steps to keep themselves and their neighbors safe and to heed the guidelines suggested by this board. Education, communication and adherence to thoughtful procedures will be key throughout the coming weeks.



Florida Department of Health Personal Health and Wellness Tips

As we are not allowed to offer medical advice we would like you to read over the personal Health and Wellness Tips (found on page 4). These tip flyers will be printed and available on the bulletin boards.

- ◇ <https://beckerlawyers.com/wp-content/uploads/2020/03/COVID19-its-in-your-hands.pdf>
- ◇ <https://beckerlawyers.com/wp-content/uploads/2020/03/COVID-19-General-Awareness-Flyer.pdf>
- ◇ <https://beckerlawyers.com/wp-content/uploads/2020/03/COVID-19-Stop-the-Spread-of-germs.pdf>

(continued on page 4)

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

) A/R as of February 29, 2020

Total Receivables	\$	87,114
Outstanding, Special Assessments	\$	30,835
Maintenance, & Other Receivables	\$	56,279

Cash Position as of February 29, 2020:

Total Cash	\$	<u>1,474,373</u>
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Less: Restricted for:

Spec. Assessment	(\$	0)
Building & Common Reserves	(\$	162,141)
Activities	(\$	7,692)
Hurricane Contingency	(\$	202,985)
Prepaid Maintenance	(\$	87,132)

Net Operating Cash \$ 1,014,422

Month February 2020

Monthly Maintenance Due	\$	253,828
Maintenance Not Paid (less than 60 days)	(\$	28,828)
Maintenance Collected in Feb.	\$	225,000



**All unit Owners are invited to attend
(dates and location subject to change)**

No Building Rep meeting due to Covid-19

**Special Assessment meeting for termite
tenting for buildings 3, 5, 7 and 22**

Apr. 6 9:30am via Zoom

Agenda Mtg. Apr. 7 10:00am via Zoom

BOD Meeting Apr. 14 6:30pm via Zoom

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 Friday, April 10, 2020 at 12:00 NOON.

With the Coronavirus pandemic occurring, access to the office has been limited. We ask that everyone try to conduct their business via telephone, email or the night box. We have work orders on the ping pong table. Please put them in the Maintenance drop box.

If you haven't signed up for the new TOPS Portal, please send me an email and we will get you set up. This way you can watch your account remotely from the internet. The ComWeb portal is no longer functional.

Atlantic Broad Band will be making their appointments for installation via phone instead of signing up in the Card Room.. Times are different now and everyone must understand that until we get a handle on this pandemic, life will be different. We ask for everyone's cooperation. They are asking that you call 833-694-6192 after March 30th to schedule your installation. This number will not work prior to March 30th.

Jerry put some information in the newsletter last month about the electrical wires on the roofs that service you're A/C. Many are old and the conduit has deteriorated. Box covers are missing and covers are leaking. When it rains water travels through these exposed areas into people's units and damages them. Please make sure you contact your A/C repair man and have him check out the wiring to your unit on the roof for deterioration. When the conduit is damaged the electrical wires are exposed to the elements. We all know the winds in South Florida can be fierce. These exposed wires rubbing up against metal can fray the wires, which can cause a short or a fire. Please don't inconvenience yourself by not having A/C or damaging your system because your unit has deterioration on the roof.

(continued on page 5)



Special Meeting March 10, 2020

A special meeting was held to ratify the vote from February 25, 2020 to adjust the direct unit charge of \$46.20 for the months of March, April, May and June. That amount will be credited to each unit's account.

Motion passed unanimously

Regular Meeting March 10, 2020

Ellen Varella was elected to fill the remainder of Michael Kotis's term. Mike sold his unit and thus became ineligible to serve on the BOD.

NEW BUSINESS

Motion to fine 4-107 the sum of \$200 for dirty walkways during construction.

Motion passed unanimously

Motion to approve the Wood Shop Rules which were published in the February Newsletter.

Motion passed unanimously

Motion to approve the tabled motion from the January 14, 2020 meeting to hire Eric Glazer as additional counsel for LCG.

Motion defeated 5-2

There was a discussion of the possible creation of a Memorial Park with personalized brick pavers on the patio by the lake between buildings 8 and 9.

There was a discussion regarding the need to better control speeding on the LCG property. Suggestions ranged from speed bumps

(continued in next column)

to radar detection equipment. The board will investigate options.

A proposal was presented regarding the conversion four of the shuffleboard courts to two Bocce courts. More information about labor costs to be presented.

Budget Committee meeting dates of March 17, 18 and 19 were announced.

Motion to set the date of April 6, 2020 at 9:30am in the auditorium for a Special Assessment Meeting for termite tenting of buildings 3, 5, 7 and 22.

Motion passed 6-1

GOOD AND WELFARE

Allan Boroday asked for confirmation of the foreclosure in Building 24. *(the owner filed a Suggestion of Bankruptcy, therefore no action can be taken at this time).*

Allan Boroday had a question regarding the cost of tenting for Building 22. *(Costs were provided by Aless. They range from \$294 to \$379.75, depending on unit percentage).*

Karen Cade proposed putting a FOB system for the workshop and installing a camera inside. *(The board has an estimate of \$3,659.40 to install a FOB and will investigate costs for camera installation).*

Mary Menis asked if any board members were in favor of hiring a management company. *(All board members are against hiring a management company).*

CORRECTION

The vote totals in February's Annual Election for two candidates were incorrectly reported.

The correct totals are:

Holly Riordan	252
Diane O'Shea	249

Condos, Cruise Ships and Covid-19

(continued from page 1)

LCG Guidelines for the next 30 days to help mitigate the spread of COVID-19



Our staff has been informed to meticulously clean all elevator buttons, door handles, hard surfaces and any other areas that pose a risk of contamination from the virus. We are limited on our supplies to do so.

Residents: When using the gym, we ask that you use disinfectant wipes prior to, and after using equipment. We have had reports of thefts of toilet paper and soap. If this continues, the gym and bathrooms will be closed to all.



When residents use the elevator, please use your knuckle, elbow or a tissue when pressing the buttons. Toss the tissue away immediately after use.

We are informing our staff that if they are ill to stay home.



If you are self-quarantining - FYI...Publix, Whole Foods and Amazon Prime deliver food. Call your local pharmacy to see if they deliver.



If you are ill: cough, fever, etc. – please stay in your apartment, as well as anyone living with you until your Doctor advises you otherwise.

IMPORTANT

Should a resident, staff member, or visitor contract COVID-19, YOU MUST INFORM THE LCG OFFICE IMMEDIATELY.

We will evaluate the protocols set by appropriate health agencies going forward.

Our top priority is the health and safety of all our residents, staff and visitors.
Thank you for your continued support.

NOTICE

The office will be closed to owner access until further notice. Please call or email the office if you have business. You can use the night deposit box for payments and work orders. If you need to conduct business in person, please call ahead for direction.

Thank you for your understanding during this difficult time.

NOTICE

Due to the Coronavirus, ABB will schedule installations by phone.



You must call (833) 694-6192 between March 30 and April 8.

No installations will be scheduled in the Card Room.



If you extended your Comcast service, remember to save a copy of your bill to get your \$76.94 credit from LCG.

Property Manager's Report

(continued from page 2)

Over the summer last year, I was visited by Jose Feliciano, Jr., a code enforcement officer for Palm Beach County. He told me that two individuals reported that we installed the security lights on our buildings without a permit. I informed Jose that these lights were installed in 2017 & 2018 and that we went to the County and they told us that we didn't need a permit because these lights are low voltage and a plug and play type. I took him to the roofs to show him the set up. He agreed with me that these were plug and play and that he would report back that the two individuals misinformed the County.

A few weeks later Jose came to visit me again. He informed me that these two individuals came to the County again and wouldn't take no for answer. These two individuals were Mary Menis and Leino Hirsimaki. He told me that they found an item in the Code that said we needed the photometrics for these lights because they might shine into someone's unit or on the road with too much light. So, long story short, we had to hire an electrician and an engineer to do drawings and submit plans to the County so that we could get this alleged violation cleared off LCG.

The result: These two individuals cost LCG \$26,443.94 worth of electricians, engineers, and permitting costs. That equals \$30.93 per unit. These costs will be charged as unbudgeted items and will cost each building \$1,101.83.

Termite tenting will be taking place in buildings 3, 5, 7 & 22 in June. If you haven't filled out your paperwork please contact the office. Also, make sure we have up-to-date keys in the office. If your keys don't work for the termite company, they will be drilling your lock and installing a new lock at your expense.

People are once again stealing toilet paper from the common bathrooms. If this continues, we will have no choice but to lock the common bathrooms. Our supplies are limited, too. Please buy your own from the store or Amazon.

Rules and Regulations Committee



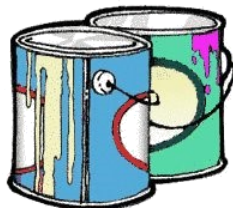
Because of the actual current coronavirus threat, there will be no more meetings for the next few months. However, we will continue our work mostly via

Internet and we hope starting meeting again this fall.



Tip of the Month: PAINT and other coloring products.

Please! NO PAINT or other products or containers in the garbage chute or bins. Once they are picked up by the trucks, they are compressed and the PAINT drops all over the blacktop of our newly resurfaced parking lots and roads. Please take these materials to the maintenance garage for proper disposal.



Communications Committee



February 29th was probably the last large member gathering at LCG with our first International Potluck dinner.

I am happy to say, that not only was it a success with approximately 100 members and their great dishes, but 20 days later, I have no symptoms of the Coronavirus! For all the people who came, this was the time when we were not afraid, but just enjoyed being together. May these times come back again! Hope to see everyone in good health this fall.

Because of this virus threat, there will be no more meetings for the next few months and we hope to start meeting again in the fall.

Quote of the month: Don't worry about what's ahead. Just go as far as you can go: From there you can see farther.

Author unknown



Attention Snowbirds

It has been a great winter season here at LCG, despite the Coronavirus outbreak. The time has come when many of you will be leaving to return to your summer homes. Travel safe and stay healthy.

However, before you leave your unit, there are several chores you must attend to in order to be sure your condo is safe and secure. Designate a person to inspect your unit at least once a month. He/she needs to fill out a green inspection card and turn it in to the office after each inspection. Cards are available in the office. Below is a guide as to what must be done.




- ◆ Make sure the office has your name, address, northern phone number and email address.
- ◆ Make 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 (LCG can inspect your unit for a nominal fee). This is a requirement of LCG.
- ◆ 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 set at 79 or 80 degrees. This will keep mold from growing due to humidity. It is against Florida Law to turn off your power.
- ◆ Remove all items from your patios to 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 that may invade your unit.
- ◆ Close your hurricane shutters. The LCG workers will not be able to do this because they will be busy taking care of the common areas.

RULES & REGULATIONS *REMINDER*



For safety reasons:
Glass is NOT ALLOWED in the pool area. Beverages must be in unbreakable containers.

Buildings 3, 5, 7 and 22




If you are leaving for the summer, be sure the office has a working set of keys to your unit.

Florida law requires the exterminator to enter every unit before and after the fumigation process.

If your keys do not work, the lock will be drilled and replaced at the owner's expense. Also, make sure your food is properly stored per instructions from Nozzle Nolen.

Buildings 4, 18, 19 and 26




Your building does not have a Building Representative.

This group meets from October through May on the first Thursday of the month at 10:30 in the Card Room. Reps are also asked to attend the monthly Board Meetings to keep informed about Lake Clarke Gardens.

If you are interested in filling this volunteer position or know some owner in your building who would like to apply, please contact Building Representative President Marge Hill at 561-969-1780.

Did You Know?

According to the study "Snowbirds, Sunbirds and Stayers: Seasonal Migration of the elderly in Florida," more than 63 percent of snowbirds rated their health as "very good" or "excellent", while those of the same demographic who stayed in one place year round reported themselves as having less desirable health.



2020/2021 Budget and Reserves

By Howie Allen



The fiscal year for the budget runs from July 1, 2020 to June 30, 2021. Each year a budget committee is established consisting of volunteers who work with the Board of Directors (BOD), Treasurer and the LCG property manager/controller to develop the budget. This committee usually starts their work in early March in order to have a proposed budget to be presented to the BOD for approval at the April Board meeting. The 2020/2021 annual budget for LCG is approximately \$3,101,000. Of this amount approximately \$1,773,000 is common area assessment while \$1,328,000 is building maintenance assessment.

So, what happens if the committee overestimates or underestimates the amount you pay for your monthly assessment? In the past, these over payments or under payments were recorded in the end-of-year Financial Statements as excess or deficit fund balances for your building. These fund balances included both the common area and building overages or shortfalls for several years and, in reality, had little meaning to the financial condition of your building.

Starting with the 2015 Budget the BOD, working with our property manager/controller, approved a process wherein following the annual audit, the revenue and expenses for your building are reviewed. If there is an excess of revenue for your building, it is credited back to a pooled building reserve for your building. Conversely, if there is a deficit in your building expenses, a Special Assessment will be incurred.

Since this process was started, most buildings have realized a transfer of funds to building reserves and have been able to apply those reserve funds to special assessments for paving, seal coating, and painting.

The Budget Committee has presented the proposed budget to the Board for approval. Under Florida Law, Chapter 718,112(2)(f), the BOD is obligated to adopt a budget which includes full funding of reserves. Only the membership may vote to waive or reduce the funding of this portion of the budget. The amount of reserve funding is calculated based on information contained in a "reserve study". The reserve study identifies the life expectancy and replacement costs associated with capital expenditure items, i.e. roofs, pavement, painting, and elevators. At LCG, the reserve study includes this information for common area assets as well as a reserve study for each of the 24 condominium buildings.



Traditionally, the membership has voted to waive the full funding of reserves for both common and building reserves. In 2016 the BOD voted to include the option of either full funding (100%) or reduced funding of common reserves at 2%. Because of this vote all owners have realized, and will continue to realize, the benefits of these common area reserves. Over the past few years, the common area reserves have been utilized to pay for the common area paving, seal coating, painting, and pool renovations without Special Assessments to unit owners!

The Budget Committee has recommended that reduced funding be extended to include building reserves in the 2021 budget. As with common area reserves the BOD is
(continued on page 8)

2020/2021 Budget and Reserves

(continued from page 7)

obligated to adopt building budgets which include full funding of building reserves. Again, only the membership may vote to waive or reduce the funding of this portion of the budget. In this case, it is the owners within each building that will vote on the full or reduced funding for their respective buildings. The recommended reduced reserve funding will amount to approximately \$5.00 per month for each owner, and will be based on a percentage of the building reserve study. **YOUR VOTE WILL BE IMPORTANT.**

Our attorneys have recently recommended to the BOD that we consider instituting reserve funding for all buildings. Quoting their logic, "The accumulation of reserves impacts the owners' ability to get financing, affects property values when a prospective buyer evaluates the financial strength of the Association, and helps eliminate or defray special assessments".

When paying your monthly maintenance assessment think of the Reserve Funding portion as a contribution to a savings account. It will be there when you need it!!



Long Range Planning Committee



Because of the current coronavirus threat, there will be no more meetings for the next few months. However, we will be continuing our work mostly via Internet and we hope to start meeting again this fall.

Here is an update of our projects.

- **Bocce ball court:** We hope to present sufficient quotes to the next BOD meeting for them to make a decision and hopefully begin the construction work in the next few months.
- **Perimeter fence:** There seems to be less damage than we expected, but still a bit of upgrading is needed with a few fences and adding plants. However, there are a couple of areas with large gaps that need immediate attention that we hope will be repaired in the next few weeks.
- **Lake (wall & walkway).** We are looking at different ways to repair the next problem areas. We also want to work with the BOD on the proposed memorial wall if it is accepted.

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LCG year round resident

Building 7 – Unit 401



**Earth Day
50th Anniversary
April 22, 2020**

Earth Day was a unified response to an environment in crisis — oil spills, smog, rivers so polluted they literally caught fire.

On April 22, 1970, 20 million Americans — 10% of the U.S. population at the time — took to the streets, college campuses and hundreds of cities to protest environmental ignorance and demand a new way forward for our planet.

The first Earth Day is credited with launching the modern environmental movement, and is now recognized as the planet's largest civic event.

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(Resident - Lake Clarke Gardens - Bldg 24)



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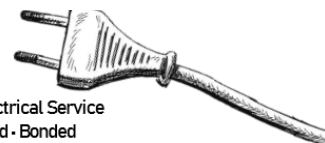
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**Deadline for article submissions for the
May Newsletter is April 20.**

**If you have an article of interest
to the LCG community, share it
with everyone. Submitted
articles will be published on a
space available basis.**



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



RULES & REGULATIONS *REMINDER*

Door mats are not allowed outside of your unit, despite rumors to the contrary.

WELCOME New Owners

4-211 Elide A. Tarrago

6-201 Bryon Konkal
Charles Weber

7-312 Maija Liisa Linnell
Titta Turunen

14-202 John & Jean Stewart

20A-101 Carol Noles

21-306 Calogero Genuardi

22-206 Jaroslaw & Henryka Rucinska

25-303 Valentia Aved

26-211 Nicholas Patti

April Fool's Day



Although April Fools' Day, (also called All Fools' Day), has been celebrated for several centuries by different cultures, its exact origins remain a mystery.

Some historians speculate that April Fools' Day dates back to 1582, when France switched from the Julian calendar to the Gregorian calendar, as called for by the Council of Trent in 1563.

People who were slow to get the news or failed to recognize that the start of the new year had moved to January 1 and continued to celebrate it during the last week of March through April 1 became the butt of jokes and hoaxes.

These pranks included having paper fish placed on their backs and being referred to as "poisson d'avril" (April fish), said to symbolize a young, easily caught fish and a gullible person.

The Great Spaghetti Harvest



One of the most famous April Fools' Day pranks of all time is the BBC's famous "Spaghetti Harvest" segment. On April 1, 1957, a news broadcaster told his

British audience that Ticino, a Swiss region near the Italian border, had had "an exceptionally heavy spaghetti crop" that year. The camera cut to footage of people picking spaghetti off of trees and bushes, then sitting down at a table to eat some of their "real, home-grown spaghetti."

At the time, spaghetti wasn't necessarily a dish that British people would've known about. That doesn't mean that no one realized the segment was a prank—some viewers were upset the BBC had aired a fictional segment during a serious news program. But other viewers reportedly asked about how they could grow their own spaghetti at home.

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Public Resources

By Diane O'Shea

I hope you are doing well in this Coronavirus difficulty we have in the country, and around the world. I have gathered some information which I hope will be helpful to you. Everything below is as of March 21, so check the details before you make a trip.

COMCAST. 1-855-846-8376. This is a special number. They have offered free Wi-Fi to new customers for 60 days and under certain conditions. For current customers, there will not be a penalty for late payment of your bill.

PUBLIX. 561-965-8700 offers SENIORS ONLY SHOPPING on Tuesday and Wednesday from 7 to 8am. If you are in need of delivery service, ask them for another phone number to discuss your options.

WALMART 561-223-4357 offers SENIORS ONLY SHOPPING on Tuesday from 7 to 8am. They will also shop for you and arrange a time for pickup.

WALGREENS PHARMACY 561-968-8211 has some delivery service.

CVS PHARMACY 561-965-3367 would not comment about delivery service.

Restaurants open for take-out:

DOMINOS PIZZA 561-965-3030

POLLO TROPICAL 561-202-0037

CR CHICKS 561-966-5588 (in the mall by Publix)

The above restaurants may or may not deliver...no harm in asking.

FLANIGANS 561-964-4666 Curb-side pick-up and new delivery option.

FOUR BROTHERS 561-969-6046 take out or delivery.

TAX day has been extended to July 15.

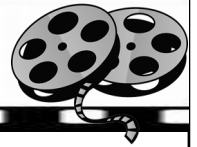
CHASE BANK—Some branches are closed temporarily, a day at a time, so google your branch before you go unless, like me, you enjoy the walk.

MUSIC CHANNELS ON TV Comcast channels 840-850.

We have the great fortune to have 55 beautiful acres right here to walk. Not a lot of apartment dwellers can say that.

Good luck to all of us during this difficult time. If someone is absolutely desperate for a pickup, leave a note, with details, tucked in my door, 9-202, with your phone number and I will try to accommodate your needs.

APRIL MOVIES

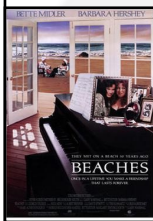


**Come to the MOVIES at LCG
Sunday 1:00 PM in the Auditorium**



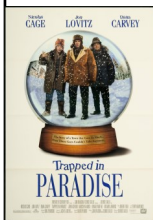
April 5 The Great Outdoors

Dan Aykroyd, John Candy
A vacation is anything but restful when the brother-in-law shows up.



April 19 Beaches

Bette Midler, Barbara Hershey
Some friendships last forever.



April 26 Trapped in Paradise

Nicolas Cage, Dana Carver, Jon Lovitz

Two small time crooks lure their brother into robbing a bank, Big Trouble!

The Sunday Movie Group is in need more movies to show.

If you can loan us a few each month to show, we'll return them promptly.

Put your name, building/unit number, and phone number on the carton. We thank you very much.

BINGO

**CANCELLED
UNTIL FURTHER NOTICE**

What's Happening in April

Ongoing Events

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
 10:00am Water Aerobics WP

WEDNESDAY
 8:20am Fitness Walk AUD
 8:30am Free Weights AUD
 9:00am Yoga AUD
 9:30am Walmart/Publix Bus
 1:00pm Chinese Mah Jongg CR
 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 Mix Weights/Walk AUD
 9:00am Yoga AUD
 9:30am Walmart/Publix Bus
 12:45pm Bridge CR
 1:00pm Mex. Tr. Dominoes CR

SATURDAY
 8:20am Fitness Walk AUD

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



Special Activities

All activities are cancelled due to closing of malls and restaurants. If things change, the Activities Office will open and sign-ups will take place.

DATE	ACTIVITY	DEPARTURE
APRIL		
2	Festival Flea Market	10:00am
7	Visit the Breakers	12 NOON
9	Wellington Mall	10:00am
14	John G's Lunch	12 NOON
16	Isle Casino	10:00am
21	Carmine's Trattoria	12 NOON
23	Gardens Mall	10:00am
28	Beach Club	12 NOON
30	Wellington Amphitheater Eric Clapton Tribute/ Food Trucks	5:00pm

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 bus trips require advance registration and a \$5.00 Refundable deposit.

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

**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**