



NOTICE OF BUDGET MEETING

LAKE CLARKE GARDENS CONDOMINIUM ASSOCIATION

**There will be a Special Meeting of the Lake Clarke Gardens
Condominium, Inc. Board of Directors Tuesday,
May 12, 2020 6:00pm. in the Auditorium at
2981 Florida Mango Road, Lake Worth, Florida 33461**

AGENDA

I. INTRODUCTION

- 1. Call to Order.**
- 2. Proof of Notice.**
- 3. Roll Call and Verification of Quorum.**
- 4. Announcement: A Lake Clarke Gardens Condominium Association Membership Meeting will be convened in the Auditorium immediately after this Board meeting. During the Membership Meeting, each condominium Building's unit owners will vote to decide the percentage of reserves to be applied to their monthly maintenance fees for July 1, 2020-June 30, 2021.**

II. NEW BUSINESS

- 1. Vote on approving and adopting the Budget for the fiscal year of July 1, 2020-June 30, 2021 for LCG Condominium Association and its Condominium Buildings.**

III. ADJOURNMENT

UNIT OWNERS ARE INVITED TO ATTEND



LAKE CLARKE GARDENS CONDOMINIUM ASSOCIATION

MEMBERSHIP MEETING NOTICE

There will be a Meeting of the Members of the Lake Clarke Gardens Condominium Association Tuesday, May 12, 2020 at 6:00 pm. in the Auditorium at 2981 Florida Mango Road, Lake Worth, Florida 33461

AGENDA

I. INTRODUCTION

1. Call to Order.
2. Proof of Notice.
3. Verification of Quorum for each Condominium Building.

II. NEW BUSINESS

1. Vote of each Condominium Building's unit owners, with its majority voting to approve the percentage of reserves for 2020-2021 for that Building. The results of the vote will affect each unit owner's monthly maintenance fee for 2020-2021.

III. ADJOURNMENT

UNIT OWNERS ARE INVITED TO ATTEND

NOTICE OF SPECIAL MEMBERS MEETING

LAKE CLARKE GARDENS CONDOMINIUM, INC.

TO ALL MEMBERS:

Tuesday, May 12, 2020, at 6:15 P.M. in Auditorium via Zoom Meeting, 2981 Florida Mango Road, Lake Worth, FL 33461, a Special Members Meeting of the Association will be held for the purpose of voting on proposed amendments to the governing documents. Copies of the proposed amendments are included with this Notice.

The order of business for this Special Meeting is:

1. Call to Order.
2. Certify Quorum.
3. Proof of Notice.
4. Vote on proposed amendments.
5. Adjournment.

* * * * *

A **majority** of the unit owners' total votes (a "quorum") must be present, in person or by proxy, at the meeting, in order for the business to be conducted. It is therefore **VERY IMPORTANT** that you either **attend** or **provide a proxy**.

Please note the following information about **PROXIES**:

A **proxy** is for the purpose of appointing **another person** to vote for you in the event that you might not be able to attend the meeting. It must be signed by all owners of the unit or the one among them that they designate on a voting certificate (see below). If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.


Please note the following information about **VOTING CERTIFICATES**:

A **voting certificate** is for the purpose of establishing who is authorized to vote for a unit owned by **more than one person (except married couples) or a corporation**. A voting certificate is **not** needed if the unit is owned by only one person. A voting certificate is **not a proxy** and may not be used as such. A voting certificate must be signed by **all of the record owners of the unit or the President or Vice President of the corporation**.

Again, please be sure to either attend the Special Meeting or submit a proxy. Thank you for your assistance in conducting the business of your Association.

DATED: April 28, 2020.

BY ORDER OF THE BOARD OF DIRECTORS

BY 

Jerome Sauve, Secretary

PROPOSED AMENDMENTS TO THE
DECLARATIONS OF
LAKE CLARKE GARDENS CONDOMINIUMS

(Additions shown by "underlining",
deletions shown by "~~strikeout~~")

* * *

VII.

METHOD OF AMENDMENT OF DECLARATION

This Declaration may be amended at any regular or special meeting of the unit owners of this Condominium, called and convened in accordance with the By-Laws, by the affirmative vote of ~~Voting Members, casting not less than a majority of the total votes of the members of the Association.~~ two-thirds (2/3) of the participating members of the Association, present and voting, in person or by proxy, or by any other lawful means, at a meeting at which a quorum has been established, or by written agreement provided a quorum participates.

* * *

XIV

MAINTENANCE AND ALTERATIONS

* * *

B. There shall be no material alterations or substantial additions to the Association Property, common elements or limited common elements costing in excess of \$10,000.00 unless ~~authorized by the Board of Directors and ratified~~ approved by the affirmative vote of Voting Members casting not less than seventy-five percent (75%) of the total votes of the members of the Association present at any regular or special meeting of the unit owner called for that purpose two-thirds (2/3) of the participating members of the Association, present and voting, in person or by proxy, or by any other lawful means, at a meeting at which a quorum has been established, or by written agreement provided a quorum participates; provided the aforesaid alterations or additions do not prejudice the right of any unit owner, unless his consent has been obtained. The cost of the foregoing shall be assessed as common expenses. Where any alterations or additions as aforescribed are exclusively or substantially exclusively for the benefit of the unit owner(s) requesting same, then the costs of such alterations or additions shall be assessed against and collected solely from the unit owners exclusively or substantially exclusively benefiting, and the assessment shall be levied in such proportion as may be determined as fair and equitable by the Board of Directors of the Association. Where such alterations or additions exclusively or substantially exclusively benefit unit owners requesting same, said alterations or

additions shall only be made when ~~authorized by the Board of Directors and ratified~~approved by not less than seventy-five percent (75%) of the total votes of the unit owners exclusively or substantially exclusively benefiting therefrom, and where said unit owners are ten (10) or less, the approval of all but one (1) shall be required.

* * *

PROPOSED AMENDMENTS TO THE ARTICLES OF INCORPORATION
OF LAKE CLARKE GARDENS CONDOMINIUM, INC.

* * *

ARTICLE IX

The By-Laws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at any duly convened special meeting of the membership, attended by a majority of the membership, by vote, as follows:

A. ~~If the proposed change to the By-Laws has received the approval of a two-thirds (2/3rds) vote of the full Board of Directors, then it shall require only a majority of the votes of the unit owners present in person or by proxy at any duly called meeting of the unit owners.~~ two-thirds (2/3) of the participating members of the Association, present and voting, in person or by proxy, or by any other lawful means, at a meeting at which a quorum has been established, or by written agreement provided a quorum participates.

B. ~~If the proposed change has not been approved by a two-thirds (2/3rds) vote of the full Board of Directors, then the proposed change must be approved by a three-quarter (3/4th) vote of the unit owners present in person or by proxy at any duly called meeting of the unit owners.~~

* * *

PROPOSED AMENDMENTS TO THE BYLAWS
OF LAKE CLARKE GARDENS CONDOMINIUM, INC.

* * *

ARTICLE IX. AMENDMENTS TO THE BY-LAWS.

These By-Laws may be altered, amended or added to at any duly called meeting of the unit owners, provided –

* * *

(2) ~~If the amendment has received the approval of a two-thirds (2/3rds) vote of the full Board of Directors, then it need be approved only by a majority of the votes of the unit owners present in person or by proxy at any duly called meeting of the unit owners.~~ two-thirds (2/3) of the participating members of the Association, present and

voting, in person or by proxy, or by any other lawful means, at a meeting at which a quorum has been established, or by written agreement provided a quorum participates

~~(3) If the amendment has not been approved by a two-thirds vote of the full Board of Directors, then the amendment shall be approved by the affirmative vote of three-fourths (3/4ths) of the unit owners present in person or by proxy at any duly called meeting of the membership.~~

* * *

**CERTIFICATE OF APPOINTMENT
OF VOTING REPRESENTATIVE**

To the Secretary of
Lake Clarke Gardens Condominium, Inc. (the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Building _____ Unit
No. _____ in **Lake Clarke Gardens Condominium Inc.**, have designated

(Name of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Member, NOT A THIRD PERSON.
- (ii) Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating the officer or employee entitled to cast the vote for the unit, signed by the President or Vice President and attested to by the Secretary or Assistant Secretary of the Corporation.
- (iii) Unit owned by John Jones. No Voting Certificate required. His right to vote shall be established by the recorded title to the unit.
- (iv) Unit owned by a married couple. Voting Certificate optional. NOT A THIRD PERSON.

This Certificate is made pursuant to the Declaration and the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

DATED _____.

Signatures for Individual Unit Owners:

_____ OWNER (Print Name)	_____ (Signature)
_____ OWNER (Print Name)	_____ (Signature)
_____ OWNER (Print Name)	_____ (Signature)

Signature for Corporate Owners:

Name of Corporation: _____

By: _____ Title: _____

Print Name: _____ Attest: _____

Secretary

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Member, not a third person. Please be advised that if you previously filed a Certificate of Voting Representative with the Secretary of the Association, you do not need to file another Certificate unless you want to change the designation of your Voting representative.



NOTICE

LAKE CLARKE GARDENS CONDOMINIUM ASSOCIATION

There will be a Regular Meeting of the Lake Clarke Gardens Condominium, Inc., Board of Directors

Tuesday, May 12, 2020 at 6:30 p.m. in the Auditorium via ZOOM Continued from Budget, Members and Special Meeting. No additional login information is required.

AGENDA

I. INTRODUCTION

1. Call to Order.
2. Pledge Allegiance to Flag
3. Proof of Notice.
4. Roll Call and Establishment of Quorum.

II. APPROVAL OF THE PREVIOUS BOARD OF DIRECTORS MEETINGS' MINUTES

April 14, 2020 Regular Board Meeting waiving of reading.

III. REPORTS

1. Treasurer's Report
2. Property Manager's Report.
3. Screening Report

IV. NEW BUSINESS

1. Vote to fine 24-207 Nuisance/ARC working without Association approval again.
2. Vote to fine 15-101 working in unit without and ARC
3. Vote to fine 15-209 for renting without Association approval. Renter has been there since 03/28/18 per the renter.
4. Vote to fine 2-303 working without and ARC & put cabinets in our dumpster
5. Vote to fine 15-212 underage unregistered occupant.
6. Vote to not have meetings June – September unless necessary. First BOD meeting to be in October 20, 2020.
7. Vote to continue Diane O'Shea as Assistant Treasurer to sign checks over the summer.
8. Update on PPP loan
9. Termite Tenting to continue or not

V. GOOD AND WELFARE-Limited to those whom place the questions or concerns in writing to the Board by Friday, May 8, 2020 12:00 NOON

VI. ADJOURNMENT

UNIT OWNERS ARE INVITED TO ATTEND

Lake Clarke Gardens is inviting you to a scheduled Zoom meeting.

Topic: Budget, Membership, Special Members Meeting Amendment changes

Time: May 12, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting on your computer, tablet, smartphone using the following link:

<https://zoom.us/j/97704289248?pwd=NDk0dWo0U3NmUjBoaTdocG1GajlrQT09>

Meeting ID: 977 0428 9248

Password: 658360

One tap mobile

+13126266799,,97704289248#,,#,658360# US (Chicago)

+19292056099,,97704289248#,,#,658360# US (New York)

Dial in on your phone:

+1 301 715 8592 US

Meeting ID: 977 0428 9248

Password: 658360

Find your local number: <https://zoom.us/u/accloSUYAn>