




LAKESIDE ASSOCIATION NOVEMBER NEWSLETTER

THE POOL

Although the key topic of the Board of Directors meeting was to discuss the 2020 Budget, more interest was spent on the need to provide pool lighting for swimming and hot tub usage after dusk. ***On April 18, 2019, the Dept. of Health issued the Association, Violation #17. The violation states: "Rules Posted data base indicates pool not permitted for night swimming. Pool Hours: Dawn to Dusk. Code Ref: Rules Posted. 64E-9.004(4); 64E-9.008(6) & (13)(f). Signs shall be maintained legible from the pool deck as approved by the jurisdictional building department addressing: bathing load, pool operation time, no-diving, animals, glass, food/beverages, showering, swimming while ill, swallowing pool water, and additionally for spa pools: temperature, spa use time, minimum age, and vulnerable person caution."*** Because of the reduction of seasonal sun light and daylight savings time, we must adhere to a Dawn to Dusk rule. In addition, we had a related discussion on the need to repair the uneven pool pavers. The issue is currently under study with the pursuit of bids. No action will be taken until all owners have a chance to present their opinion and vote along with a presentation of impact on owner maintenance fees. If the majority of owners support the pool lighting project, there is a possibility that the brick repair and lighting can be done concurrently at reduced cost. At this point, we are not recommending the investments, just reporting the issue.

THE BUDGET

Key elements of the November 20, 2019 Board meeting:

- In 2019, we invested \$37,066.63 out of the Reserves for security cameras. The new cameras are installed and the technicians are tweaking them as of this publication.
 - We are planning to add a part time maintenance person to clean and paint the patio ledges to prevent erosion, swap out catwalk lighting with energy saving high output daylight bulbs, wet vacuum catwalks following major rainstorms to remove slip liability and perform tasks needed to be done during vacations, illnesses and unexpected events.
 - The big hit to the budget in 2020 is the increase in Insurance costs. The insurance premiums increased by \$31,352.00, of that amount, Property Insurance increased by \$24,924.46. This is result of the increase in the value of our buildings.
 - The general liability insurance policy increased by \$4,170.51, Flood insurance increased by \$1,756.15. Workers comp increased by \$297.63. Excess liability increased by \$203.40.
 - Although we did not increase the Water, Sewer, Trash line item, we are aware that the meters on the F and G building are defective and may not be properly reporting water usage. When repaired, we may experience a "cost of water" shock.
 - Budgeted Landscaping Upgrades continues at \$25,000.00
 - The budgeted amount for Lawn and Irrigation increased from \$43,878 to \$51,000 to recognize the increase in costs to maintain our lawns and watering systems.
 - Tree Trimming increased because the 2019 tree-cutting project was not accomplished. We plan to get the first phase plan done in December 2019. This includes removing dead trees that pose a liability and a danger. We are working with Southern Scapes on a **three to five year plan** to get all of our trees trimmed properly as well as gradually replace sick hardwoods and palms.
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THE RESERVE BUDGET

- The Reserve budget is projected to end 2019 with a balance of \$474,635.00. In 2019, we reduced the reserve balance by \$125,344.00. That pretty much offset most of our input into the fund of \$141,000.00.
- As of 2019, we should have had over \$1,536,506.00 in our Reserve Account. The amount we are actually reserving equals \$474,635.00. That is one reason why we need to withhold plans to build ten more garages (unfunded and bid at \$200,000.00) and the Lavers Circle Road resurface (funded at \$54,223.00.) The garage project is on hold pending improvement in our Reserve Balance. The building activity in Delray Beach is in high gear, so costs and available contractors are at a premium.



Although not active projects, we received suggestions as follows:

- Can we block off Lavers Circle at the Lavers Avenue feed to prevent strip mall short cuts through our street lane? **To be investigated.**
- Can we add more speed bumps (also called silent police) to reduce and control traffic?

For the good of the community...

- Bulk disposals should be done on Tuesdays since it is free of charge and pick up is available every Wednesday. If we have difficulty following this practice we may need to move the drop off elsewhere as leaving heavy items in front of the dumpsters on other days blocks access to the garbage dumpsters and requires we move the drop-offs to have the garbage picked up on a timely basis.
- Cardboard must be broken down and placed inside the dumpster or recycle bins. Video cameras are installed and the Association will begin fining violators.
- The Tele Entry system is capable of accepting the programming of all area code phone numbers to a unit.
- See Something Say Something. If a resident observes someone committing a violation, please send an e-mail to denise@lakesidedelray.com.
- The lobby cart is intended for **residents use only**. No construction worker is allowed to use the cart.
- Please remember to close umbrellas on the pool deck after each use.
- **ALL WORK MUST BE APPROVED PRIOR** to commencing interior renovations. Please remember that all contractors are required to submit a copy of their **license and insurance naming the Association as an additional insured.**