



Lakeside at Delray January-February 2020 Newsletter

The Board of Directors meeting of January 29th 2020, was well attended and enabled the Board to learn owner concerns. The BOD encourages owner participation at these meetings. The next meeting will include the placement of four Board members, two new and two retained.

Bulk Garbage Pick Up

The Board agreed to notify owners via this newsletter and signage in the dumpster area that bulk drop off of large items is scheduled for Tuesday afternoon each week. This enables Waste Management to pick up the items on Wednesday. (Placing bulk items on other days causes a problem when the normal trash pick-up people try to get access to the garbage bins.)

The schedule is as follows:

- Recyclable pickup is on Monday, regular garbage pickup is on Tuesday and Friday, and BULK trash item pickup is on Wednesday.
- Advise the office when you deposit bulk trash to enable the office to schedule the regular Wednesday bulk trash pickup.
- Depositing bulk trash on other than the schedule causes access problems to the garbage/trash containers.
- Violators will be assessed a \$67.00 fee, not a fine but a fee, to cover the cost to have the trash removal company make a special trip to pick up the bulk items.
- Some bulk drop offs result from people who are moving out on inconvenient days to accommodate the Tuesday afternoon schedule. In those cases, we will assess the fee against their security deposit.
- Owners have the option to pay the fee upfront and have the office call for an unscheduled pickup.



Pool Lights

Based on the survey results, there is not adequate support to fund pool lights. There were 28 yes and 81 no votes regarding installation of lights for swimming and hot tub usage after dawn, with an increase to maintenance fees accordingly. We had a total of 109 responses of the potential 212.

Pool Deck Solution

Based on the survey results, the votes support repairing the pool deck pavers. There were 80 yes votes versus 29 no votes.

We had a boring test completed. The two boring tests indicated that some of the pavers sit on muck at the four foot to six-foot level. We need to do more research with engineers to define best strategy. We may be able to resolve the issue by driving in posts and covering the pool surface with cement slabs versus pavers. The Association needs to talk with the boring company and engineers for a cost-effective solution. The Board will report findings to the Lakeside owners for their approval.

Security Camera Signs

The BOD approved replacing three signs with a new sign that warns trespassers that we have active video cameras on our campus.

January Treasurer's Update

We ended the year 2019 with a budgeted shortage of \$52,829.17. This translates to an average shortage per unit owner of \$259.19 for one year. We did not build this in the 2020 maintenance fee. We hope to offset this deficiency by operating our budget in 2020 at better than planned.





Reserve Budget

Based on the 2020 Reserve Budget, we will add a total of \$141,000.00 to the Reserve fund this year. This is made up of \$105,000 from maintenance fees and \$36,000 from garage rental income. Some years back, we borrowed about \$300,000 from the reserves, now repaid. We continue to earn \$36,000 a year on that investment plus we have the asset of 20 garages.

If we follow the plan shown by the fund allocations for our reserve fund, we project that we will end with a balance of \$311,936.00 in the Reserve fund by the end of the year 2020. We have place holders of \$54,223.00 for repaving of Lavers Circle, \$40,967.00 for Security cameras, \$35,000.00 for the pool deck, \$21,689.00 for infrastructure repairs, and \$186,956.00 for 10 new garages.

If we complete these projects in 2020, we will reduce our reserve balance to \$311,936.00. Holding up on the build of the 10 garages by not borrowing from our Reserves will enable us to end the year 2020 with a Reserve balance of approximately \$498,892.00.

The fact that we reserve an amount does not always coincide with the actual cost come time to do the project. We need to make an important point here. The category of assets chosen that require reserves actually adds to \$1,575,144.00. Compare that with our projected balance at end of 2019 of \$508,246.00, or even worse the projected balance at the end of 2020 of \$498,892.00. This means that we are under reserved by over a million dollars. Not to be an alarmist, but we need to continue to exercise discretion about adding unplanned new projects.

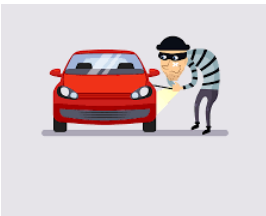
A Long Shot, Possible Path to building More Garages

We are investigating pursuing a line of credit and borrowing the entire amount of money needed to build the garages. Historically we did not qualify for a line of credit because we have so many rentals and banks have a threshold of 30% rentals. Our CPA informed us that BB&T might be receptive to granting a line of credit for a fee. We plan to approach BB&T to get more details and if we are approved for a line of credit, we may use those funds to build garages when times are favorable.

Club House Camera Project

A summary of the Camera Project follows:

- Original approved proposal was for \$35,226.23.
- Learned that we could not incorporate the old cameras, so we added 12 more cameras for added cost of \$2,760.00 plus need to run electrical power to all the cameras for cost of \$2,666.92.
- In the January Association meeting the BOD approved adding 4 additional cameras in the area of the trash dumpster for a cost of \$920.20.
- The Board also voted to fix the Club House Pool area camera system at cost of \$2,164.25.
- In the end, the camera project cost will total **\$43,737.60**



Lock Your Vehicles

In the interest of discouraging vehicle thefts and break-ins, always lock your vehicle and where possible remove valuables.