

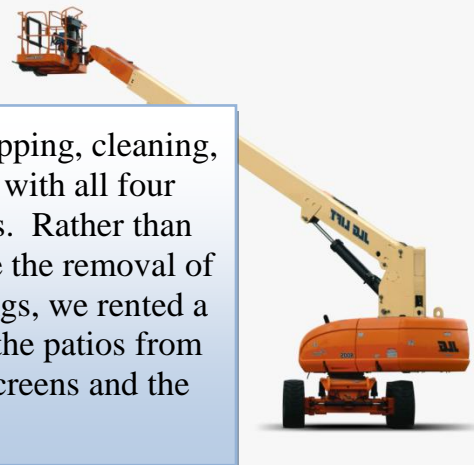
LAKE SIDE ASSOCIATION

MAY Newsletter



Although we are experiencing a number of disruptions due to the Virus, the Association is continuing to make improvements to our properties. Some owners were surprised to learn that our management and maintenance team are working on site when many people were working from home. Fortunately, for us, our staff is considered Essential Workers.

Progress on Ledge Painting



Our new maintenance person, Daniel Dodge has completed the prepping, cleaning, removal of exterior carpeting, priming, and painting of all three floors with all four buildings. Our next step is to perform the same task on 4th & 5th floors. Rather than deal with the task of contacting unit owners and attempting to schedule the removal of screens, as well as take the preparation steps between the various railings, we rented a 40-foot boom lift (at a cost of \$3,125.00) to enable our team to access the patios from the outside. This will save us the cost of removing and replacing the screens and the need to access units while inconveniencing owners.

Building Cleaning



As many of you know, the virus can be carried into the buildings and your units by our shoes. To continue our effort to sanitize our buildings, we recently improved our scrubbing machine and completed washing all catwalks during the week of April 17th. On a quarterly basis, we do a power washing of the catwalks, which requires a huge usage of water. Using the scrubbing machine instead of a power washer reduces the heavy water usage.

Completed Painting Projects

- Puttied, sanded & painted the Pool shower pole.
- Touch up painting of the walls in Gym & Clubhouse.
- All building stairwells have been pressure washed & painted.
- Pressure washed, filled concrete crack & painted Pool & Spa coping.
- Pressure washed & painted the red tile area by the entrance of Clubhouse, Gym & Pool alley.

Trash and Recycling Guidelines

To meet requirements of the City of Delray, we need owners to breakdown all boxes and place them in the appropriate recycle bins. The pickup of bulk items (mattresses, furniture, & heavy items) is available each Wednesday. Items must be placed near the Handicap parking spot on the North side of the buildings. It is important to notify the office so that they can notify the City. If an owner is requesting an off day pickup, we can arrange that appointment but the city will assess a separate fee at the time of pickup.





VISIT OUR WEBSITE



We have a fairly new website. It is easy to use and navigate. The site was created by our Administrative Assistant, Denise Dalton, about 2 years ago. The website is a huge resource to help Lakeside Association members. The website address is www.lakesideatdelray.com and the password is homeagain.

The Website provides a vast amount of information under six categories as follows:

Owners Only

- Rules & Regulations
- Condo Documents
- Remodeling Requirements
- Financials
- BOD Agendas & Minutes
- Yearly Budgets & Reserves
- Insurance Declarations
- Contracts & BOD Credentials

COA Services

- Resident Serv. Forms
- Repair Requests
- Resident Services
- Local Contractors

For Sale & Rentals

- Units for Sale
- Unit Rentals
- Unit Floor Plans
- Legal Forms

Gallery

- Lakeside Photos

Contacts

- Lakeside Phone #'s, Emails & Emergency Contacts

Announcements

- Newsletters
- Monthly Event Calendar
- Bulletin Board



Communication Failures

The Office encounters misunderstandings regarding some of the rules and regulations because emails are not being reviewed or email addresses are not being updated with the office. Please notify the office with any changes to your email, phone number or mailing address.

Upcoming Projects

Because the wood fence surrounding the pool machinery is showing serious signs of dry rot, we plan to replace the wood fence with a vinyl/plastic fence. Our own maintenance crew will install the fence. We plan to paint the wrought iron fence surrounding the pool area and to re-paint the catwalks in all 4 buildings.

Pest Control Service

The Association has a contract with All Florida Pest Control, if you need interior pest control spraying, please contact the office. **This service is provided every third Wednesday of each month.**

Sanitation Efforts

Our custodian, Luisa Jolani continues to clean all 4 Building common areas, lobbies, stairwells, handrails, fixtures and trash rooms in detail. Louisa uses Clorox to disinfect areas touched by residents such as buttons, railings, exterior and interior elevator cab/ buttons, glass lobby doors/frame and lobby carts.

