

# FEBRUARY *Newsletter*

## CONGRATULATIONS TO OUR NEW BOARD MEMBERS!

WELCOME ABOARD

***Pam Foti - V. President***  
***Sara Ulrich - V. President***

***and returning members:***

***Al Attard - President/Treasurer***  
***Narenda Patel - V. President***  
***Stan Shull - Secretary***

We hired a part time maintenance man, Joey Barbaro to assist with keeping our property in great shape and providing backup to our maintenance and cleaning staff.



The Board members & Owners of Lakeside continue to work to achieve the following mission statement for our properties.

### Lakeside Association Mission Statement

- ▶ Reasonable maintenance fees
- ▶ Safe environment 24 hours a day
- ▶ Great landscaping and clean campus
- ▶ Frequent community communications
- ▶ Maintain Lakeside as an oasis in Delray Beach
- ▶ Solid property values, supported by adequate reserves
- ▶ Translate project costs to Identify impact on maintenance fees
- ▶ Look for cost savings (water/electricity etc.) without compromising quality
- ▶ Encourage owner participation in the meetings to get majority thinking on issues
- ▶ Say **No** to projects that have minimal payoff to owners and **Yes** to projects that enhance community for the majority

**In keeping with this commitment, we are reminding all owners and visitors that Condo living is more of a community versus a stand-alone residence. Parts of the community are jointly owned and parts are private property. The area jointly owned is where we need to follow some community rules for the good of all.**

**The more common concerns include:**

**All cardboard boxes must be broken down and disposed of in the proper bins. Failure to break them down only limits the amount the bins will hold. If the bins are full, please break them down and place in the dumpster.**

**The Association is enforcing One-Way traffic in the parking lots. There have been a few near miss incidents of vehicles and pedestrians. Please follow the One-Way signage and maintain a 10mph speed limit. There are many walkers, runners and cyclist in the evening hours that can suddenly appear!**

**Please inspect your Water Heater frequently for signs of rust or water puddling in the pan. Leaking water heaters have resulted in Significant costs and inconvenience to owners and the below units. This includes falling plaster, flooded floors, damaged carpeting and ruined cabinetry.**

**Many owners are refurbishing their units. We have experienced contractors that disrespect the property by leaving debris on the catwalks or depositing construction waste in our recycle area. Owners are responsible to inform their contractors that they must maintain the cleanliness of the catwalks and remove all construction debris daily. Contractor work hours are Monday - Friday 8am - 5pm and 10am - 5pm on Saturdays. No Sunday work is allowed. Owners must have Board approval prior to any work being done.**

**To avoid AC leaks to units below, owners should annually maintain their AC handler. In addition, owners need to clean their dryer vent connection annually to avoid a fire.**

**To avoid a sulfur smell from your water heater, please remember to shut off the water supply to the water heater if you go away for a few days or longer.**

**HAPPY  
President's  
DAY**