



# JANUARY 2025 NEWSLETTER

Happy New Year to Owners and Tenants who call "Lakeside at Delray" home! The purpose of this column is to express appreciation for all the hard work done by our staff and Board of Directors.

We continue to operate as a self-managed condo complex, saving an additional cost from markups of a management company. Being self-managed requires comprehensive involvement and business knowledge of property management and a proactive Board.

**At a high level, we achieved many tasks in 2024:**

- passed our Structural Integrity Study (with minor repairs) with the comment that structures have 35 more years of usefulness.
  - Made a number of Structural repairs.
  - received a positive review of our Reserves with a "strong" rating.
  - tree trimming and removing nuts on Mahogany trees damaging vehicles.
- annual roof maintenance to secure insurance coverage beyond acceptable 20-year roof life.
- installed interior elevator tiles & new elevator boards to meet fire safety requirements.
  - installed required Door Lock Monitors to assure safe elevator door closure.
- major pool/spa leak repairs & re-grounding of electrical connectivity to ensure pool safety.
  - flower planting project to achieve cost savings.
  - completed building valuations each averaging \$11,400,000.00.
  - strengthened Rules and Regulations.
  - fountain mooring repairs and annual fire sprinkler testing.

In the interest of full transparency, all the above listed items, along with the Board of Directors Minutes, Treasurers Reports, Monthly Financials, Insurance schedules, etc. are available to review on our website. In the upcoming new year, you will see more social events and opportunities to meet your neighbors. This will be proactive to improve safety on our property. The safety experts tell us that the more neighbors know neighbors the better they support watching out for each other.

For the Board of Director's,  
Al Attard President and Treasurer



The Association would like to express a heartwarming Thank you to our Community for your support and thoughtfulness towards Daniels recovery! We had a total of 60 donations on the GoFundMe account and 17 office donations.

Daniel is home and working hard at physical therapy so he can return to work soon!

He is sincerely grateful to all of you for your compassion and kindness!

## New Year Social Event

Let's toast to new beginnings, happy thoughts & so much more!

The First of more opportunities to kick off 2025 and meet new & old neighbors!



**WHEN:** January 3rd

**WHERE:** Clubhouse

**TIME:** 5pm - 7pm

**BYOB/Soft Drinks, Snacks and more will be provided!**

## christmas Tree Disposal

Holiday trees are considered Large/bulky trash, which can **ONLY** be put out on **Tuesdays after 5pm!** Please place items near the handicapped parking spot on the same side as the trash area.

Please inform the office when doing so, this will assure proper pick-up on Wednesday mornings from the City.

Failure to do so will result in a \$100 fine. Placing large items early can obstruct the garbage pickup operation.

CHRISTMAS TREE DISPOSAL REMINDER



## Annual Unit Maintenance Reminders



### Water Heater Tank

Please inspect your water heater frequently for rust or water in the pan, this is not normal.

Always **shut-off** the water & power to the water heater when you go away for a few days.

### A/C Handler



Annually maintain and inspect your air conditioning handler to avoid leaks into units below!

### Dry Vent Cleaning



Check and clean your dryer vent connections to avoid lint clogs or a possible fire.

Don't forget to clean lint screen after each use!

## Board of Director's INTENT TO RUN

Please email or contact the office with your intent to run for the Board of Director's by **January 10<sup>th</sup>** and submit your information sheet/resume no later than **January 15<sup>th</sup>!**

## UPCOMING EVENTS

### JANUARY 2025

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
		1	2	3
4	5	6	7	8
9	10	11	12	13
14	15	16	17	18
19	20	21	22	23
24	25	26	27	28
29	30	31		

1 – New Years Day

20 – Martin L. King, Jr. Bday

29 – Lunar New Year

### (PUZZLE OF THE MONTH)

Formed long ago, yet made today; And most employed when others sleep; What few would like to give away; And fewer still to keep. What am I?

Email the Office with your answer!

HAPPY NEW YEAR