

LAKE SIDE VIEWS

March 2013 ~ Volume 3, #1



2013 Board of Directors Elected

At an open meeting of your Board of Directors on February 11th, new officers for 2013 were elected by sitting Board members. The 2013 Board Officers are: Katy Curley (203), President; Rich Bielawiec (704), Vice President; John Follas (701), Treasurer; Trudy Dell'Orto (903), Director. At a run-off election on February 26th, Tony Caniglia (807) was announced as a Director at the Board meeting, and later elected Secretary.

Retiring Board Members

V.P. Jim Houhoulis and Treasurer Pat Salley retired after many years of exemplary service on the Board. Many thanks to both for their tireless efforts on behalf of the condo association and all unit owners.

New Board Members

JOHN FOLLAS, and wife Carroll, are owners of unit 701. They purchased the unit in 1988 along with Carroll's Dad, John Beegan. "Jack" Beegan, of Medford, MA, enjoyed spending winters at Lakeside with good friend Joe Pelusi, until Jack's passing in the summer of 1991. John & Carroll live in West Harwich, MA, on Cape Cod, when they are not in Pt. Charlotte. John's professional career started in the Boston area in 1967 as a design engineer for G.E. Aircraft Engines after coming east from his native Ohio. He then spent 15 years in the medical imaging industry in sales, sales management, and marketing consulting with CT scanners and MRI scanners. He also spent 10 years in the video production industry as a small, independent producer. John and Carroll both retired in 2006 and have enjoyed being able to come to Lakeside on an extended basis, since rebuilding after hurricane "Charley", and do some traveling as well. John and Carroll have two sons and one granddaughter; David is 38, Stephen is 39, and granddaughter Alyssa is 18. All three live in the greater Boston area.



ANTONIO (TONY) CANIGLIA lives in unit 807, which he and his wife, Linda, purchased in August 2003. Tony retired in 2005 after 27 years of service with Bald Hill Chrysler/Dodge/Ram in Warwick, RI, where he held sales and management positions. Sadly, Linda passed away in 2008. Tony is a year round resident at Lakeside, and is active in the Pt. Charlotte area at Pilgrim Church, Habitat for Humanity, the Homeless Coalition and the Salvation Army. Tony has six children, nine grandchildren, and 3 great grandchildren! You might see Tony from time to time piloting a stretch limo, as he does this part time. Lakeside is fortunate to have Tony as a Director.



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Photo Credits: Pat Salley & John Follas

Board of Directors

President: Katy Curley ~ ccdc4033@yahoo.com

V.P.: Rich Bielawiec ~ bielawiec25275@comcast.net

Treasurer: John Follas ~ jfollas@comcast.net

Secretary: Tony Caniglia ~ lindab252@comcast.net

Director: Trudy Dell'Orto ~ trudypunt@aol.com

Association Manager ~

Brenda Binder, 1st Choice Condo Mgmt. Assoc.

Newsletter Editor/Designer

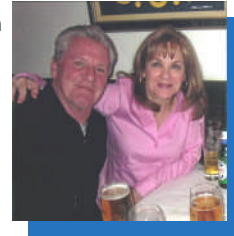
John Follas — Unit 701: jfollas@comcast.net

New Unit Owners (Partial)

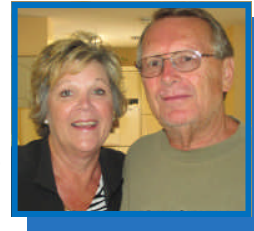
Unit 702 (3/12) - Joan Murray, new owner of Unit 702, had spent several enjoyable vacations at Lakeside visiting with her good friends, Carroll and John Follas, so when the opportunity arose for her to become an owner herself she jumped at the chance. Joan has been a professor of German and Communications at Regis College in Weston, Ma. for forty years. Her late husband, Bob Farley, was a Colonel in the Marine Corps and together they did a great deal of traveling, visiting more than 30 countries. Andy, a six year old Sheltie, is Joan's constant and devoted companion and spent three happy weeks in January at Lakeside, along with her close friend, Karl Wagner. Karl and Joan joined the German Club in Cape Coral, where they celebrated New Year's Eve. Joan looks forward to retirement in a couple of years and to spending more time in her condo.



Unit 1601 (12/12) - Robert (Bob) & Cynthia (Cindy) Randall are from Spring Grove, IL (north of Chicago) and just recently became owners at Lakeside. They have three children and two grandchildren, all who live in Illinois. Before purchasing at Lakeside, Bob and Cindy spent a lot of time looking for properties on-line and on the west coast, from St. Pete to Marco, but decided that Lakeside was the place for them. Lucky for all of us! As a pas-time while here, Cindy works part-time with "American Girl!" products for young girls and enjoys bocce, while Bob likes to swing golf clubs. Bob played with both the Tuesday and Wednesday morning groups while here this year. They returned to winter weather in mid-March. We are looking forward to seeing more of them next year.



Unit 1605 (2/13) - Frank and Martha Mackey are from New Kensington, PA, and purchased their condo at Lakeside in February 2013. This decision was based on a recommendation from neighbors back home, who had purchased a pre-construction unit at Lakeside, and by experiences while renting at Lakeside. They have two children and two grandchildren. Frank worked for the PA Department of Environmental Protection and Martha was a Conservation Officer with the PA Fish and Boat Department. Both are retired. Their concentration this year is to get 1605 re-configured to their own style. Frank and Martha will be at Lakeside until mid-April this year.



Unit 302 (12/12) Geraldine Numssen, **Unit 304 (4/12)** Donald & Diane LaForest, **Unit 1103 (4/12)** Gilbert and Audrey Cousino, **Unit 1404 (11/12)** Gerald & Cheryl Coppes (to be interviewed for the next edition)

2013 Activities

A huge "thank you" to all who made activities happen this year: Trudy, Lola, Marie, Sharon (Welcome Back/Christmas/St. Pat's/Farewell Parties); Cindy, Pat, Lisa, Janine (Sundae & Strawberry Shortcake Parties/Bocce Tournament); Trudy, Lola, Lena, Dodie, Jean, Bob Meloche (Bingo); Jon McHugh (bocce court maintenance).



Owners We Lost in 2012

Please keep in your remembrances and prayers the following unit owners who passed away in 2012:

Angelina Borner (1502), Jack Brownyard (1804), Elaine Catalano (904),
David Connors (1606), Michael DeBenedetto (1104), Jim Douglas (301),
Ed Rutherford (1602), Casmier Woznicki (603)



2013 Approved Budget: \$255,550 (at Annual Meeting 2/2/13)

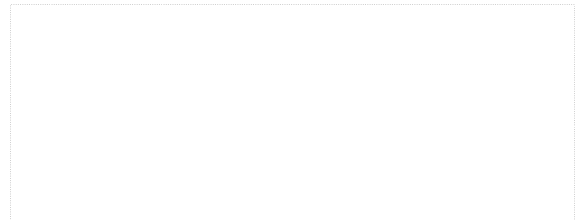
- \$2,200 per unit (116 units) Annual Condo Fees (\$550/quarter) + Other Fees Collected (\$350)
 - \$79,800 for insurance
 - \$54,500 Liability & Property
 - \$22,500 Flood
 - \$2,000 D&O and Bond
 - \$800 Workmen's Compensation
 - \$74,000 for water, sewer, lift station, lake & docks
 - \$8,200 for telephone & electric (office)
 - \$13,920 for condo association management services
 - \$24,100 for grounds maintenance and supplies
 - \$5,800 for pest control
 - \$6,500 for building maintenance & supplies
 - \$15,500 for maintenance worker salary
 - \$4,400 for pool service & supplies
 - \$2,000 for payroll taxes
 - \$4,130 for condo fees, legal, admin., postage/office supplies, insp./permits & misc.
 - \$2,800 for accounting fees (mandated audit by state)
 - \$4,400 for bad debt expense (unit foreclosures)
 - \$10,000 to funded reserves (betterment, paving, painting, pool)
- 2/28/2013 Reserve Account Balances
 - \$4,852 Betterment (ongoing)
 - \$18,772 Paving (projected replacement 2015)
 - \$40,913 Painting (projected 2016)
 - \$205,980 Roof (projected replacement 2019 - *Fully Funded*)
 - \$2,090 Pool (projected replacement 2024)
 - \$2,592 Settlement (from "Charley" - for any unplanned expense not in the budget)



**LAKESIDE OF CHARLOTTE
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MARCH 2013 NEWSLETTER

Owner Forms: Complaints and Work Requests

You may not be aware of it, but two forms exist for your use in the office. They may be obtained on a daily basis during AM office hours. They are the “Resident Complaint Form” and the “Maintenance Work Order”. These two forms are to be filled out and handed to any of your Directors for processing. They will be validated and swiftly acted upon.

The “Resident Complaint Form” must be filled out in its entirety. Be sure to include any relevant documentation or photographs. No anonymous or verbal complaints will be considered, so make sure that you clearly state the nature and location of your complaint including time, day and date.

The “Maintenance Work Order” is for a specific request that is within the realm of work performed by maintenance personnel *around* your unit. This does not include any interior work, except on an emergency basis. Again, please give this form to any Director who will forward it to Katy or Brenda Binder at 1st Choice Condo Management for action and disposition.

