

LAKESIDE VIEWS



March 2018 ~ Volume 7, #1

Hurricane Irma Dusts Up Lakeside!

Hurricane “Irma” left her calling card at Lakeside on September 10, 2017, with about 70-75 MPH winds. Initially, damage was thought to be light, but upon further inspection, it was determined that many of the roof shingles had lost their shingle to shingle seal. After inspection by a professional adjuster, it was determined that 12 of the 20 buildings would need to have their entire roofs replaced via insurance coverage. Many soffits and downspouts were ripped off resulting in insulation being blown all over the grounds. The vinyl fence along the east property line, and the back, was partially blown down or pushed back (see photo). More than 12 palm trees were also damaged, requiring replacement. So far, insurance has covered the cost to replace the roofs, insulation, soffits, gutters and downspouts on 12 buildings. An Actual Cash Value check has been received for \$232,347.69 after a deductible of \$242,240.16 and depreciation of \$38,660.25. The deductible was paid by a Special Assessment for each unit of \$2,000. This amount was, in turn, covered by Loss Assessment coverage on the HO-6 condo policy of each owner. The BOD will consider re-roofing the remaining 8 units in order to maintain consistency and continuity going forward. The cost for re-roofing the 8 units and gutter repairs is estimated to be \$318,500. Funding for this could possibly come from the Roof Reserves. However, Supplemental Claims have been filed to cover the cost of palm tree and vinyl fence replacement, and re-roofing the remaining 8 units.

Replacement of roofing, gutters, downspout and insulation repairs or replacement for the first 12 units began on February 15th, and should be completed by April. For current information, please visit Lakeside’s website www.lakesidefl.org.



New Roofs on 100, 200, 300 & 700 Bldgs.

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Board of Directors

President: Katy Curley ~ ccdc4033@yahoo.com

V.P.: Tony Caniglia ~ lindab252@comcast.net

Treasurer: Paul Przytulski ~ paulprzytulski@msn.com

Secy.: Rich Bielawiec ~ bielawiec25275@comcast.net

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

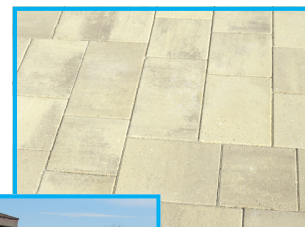
Association Manager ~

Brenda Binder, 1st Choice Condo Mgmt. Assoc.

Newsletter Editor/Designer

John Follas — Unit 701; website: www.lakesidefl.org

New Pool Deck (Pavers & Drainage)



Loss of Pygmy & Foxtail Palms

Apparently, the hot summer of 2017 and hurricane "Irma" took its toll on some of our Pygmy and Foxtail palms. Even though there was lots of rain during the summer, some of these plants turned brown in the fall, and died. Six Pygmy and eight Foxtail palms were replaced throughout the property. Funding for this came from the Betterments Reserve. Fortunately, a handful of owners were agreeable to water them every day in December, January and in to early February in order for them to get a good start. Many thanks to those volunteer waterers! Without them, the new plantings would not have had a chance.



Board of Directors & Officers for 2018

At the Board of Director's (BOD) organizational meeting held on February 10th, 2018, following the Annual Meeting, Lakeside Condo Association Officers for 2018 were elected by BOD members. The results are as follows:

President: Katy Curley (203)

Vice President: Tony Caniglia (807)

Treasurer: Paul Ptzytulski (1307)

Secretary: Rich Bielawiec (704)

Director: Trudy Dell'Orto (903)

These officers serve a one year term.

No new candidates surfaced prior to the Annual Meeting.

Lakeside Family That We Lost in 2017

Please keep in your remembrances and prayers the following owners from our Lakeside family who passed away in 2017:

- Pat Irish (1304)



New Unit Owners

We welcome the following new unit owners who purchased March 2017 through February 2018:

Please extend a warm welcome to all of these new owners. Invite them to activities and encourage them to attend next year's Annual Meeting!

- 202** ~ Sandra Sue Weishaar 2/8/18
- 1501** ~ Alison Casey 1/31/18
- 1701** ~ John & Kathy Rash 3/31/17
- 1704** ~ Marion & Mary Alice Vinson 5/10/17



Financial Matters

- The 2018 budget that was adopted at the February 10th Annual Meeting was \$252,880. This is a reduction of \$320 from the 2017 adopted budget.
- The quarterly Maintenance Fee per unit in 2018 is \$545, the same as 2017.
- A new Reserve for Maintenance will be funded in 2018 at \$10,000. Hopefully, this will address the difficulty in trying to budget for Maintenance where past experiences have resulted in large over budget expenditures for such items as mold remediation and internal wall water leaks.
- FY 2017 ended being \$10,600 under budget.
- All bank balances reconciled with operating statements at the end of 2017.
- Reserve Account balances at the end of 2017 were as follows:
 - Roofing: \$248,313.94 ● Paving: \$43,197.03
 - Painting: \$59,078.70 ● Pool: \$6,612.76 ● Betterments: \$681.95



Ice Cream Social



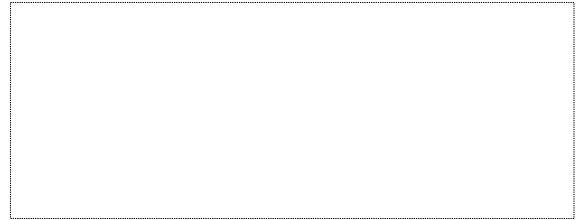
More than 50 people attended this year's Ice Cream Social held on Sunday, March 11th. Thanks to Cindy Bielawiec and her volunteer owner crew for once again putting on this popular event!

Photo Credits: Cindy Bielawiec (704)

**LAKESIDE OF CHARLOTTE
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MARCH 2018 NEWSLETTER

New Entrance Signage & Lighting

After the flooding of Rampart Blvd. and our entrance drive from the heavy summer rains, the green flood lights and sockets installed in 2016 by Mike DeFelice (307) and Bob Salley (708) that show the pygmy palms and signage had to be replaced. Jimmy Houhoulis (503) took on that challenge. The result was newer technology LED green lights and upgraded weather resistant sockets. Thanks, gentlemen, for lighting up our lives!



Along with the change in lighting, the street numbers above the "Lakeside" sign were also replaced and enlarged for easier viewing. Many thanks to Paul Przytulski (1307) who took on this project.