

LAKESIDE POINT GARDENS RECREATION PRESIDENTS' MEETING  
A G E N D A  
FOR  
TUESDAY, MARCH 1, 2011 @ 7:30 P.M., @ CLUBHOUSE

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ROLL CALL 7:30 P.M: VIVIEN DENNERLL

MINUTES, FEBRUARY 1, 2011: VIVIEN DENNERLL--IN ORDER TO GET A MORE COMPLETE AND ACCURATE RECORD OF WHAT IS DONE AT MEETINGS, A TAPE RECORDER WILL BE USED.

FINANCIAL REPORT: CAMEY EGNER, TREASURER

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COMMITTEES:

BINGO: DOROTHY WATLING

CLUBHOUSE: HELEN MARINO (CLUBHOUSE COORDINATOR), MARY PALOMBA, LILLIAN MC INTIRE, SHARON PUHALAINEN, WALLY ST. CYR, & CHARLES LIST (RESEARCH & RESOURCES)

POOL & AREA: CAMEY EGNER, WALLY ST. CYR, & ROBERT SWINFORD

LAWN/LANDSCAPING/GROUNDS: VIVIEN DENNERLL, HELEN MARINO, & LILLIAN MC INTIRE

FLAG: JOE MATTHEWS

PARLIAMENTARIAN & LIGHTS: JIM WELTON

STREETS: ROGER DENNERLL

SHUFFLEBOARD: GENE NELL

WEBMASTER: BILL TAYLOR

COMMUNITY PROJECTS—FUTURE: MARY PALOMBA, CHAIRMAN; CAMEY EGNER; JAMES CARREAU; NANCY HOTCHKISS, JANICE LUCAS; GENE NELL; SHARON PUHALAINEN; DICK PFEFFERLE

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OLD BUSINESS: UPDATE ON FRONT DOORS & ENTRANCE SIGNAGE

NEW BUSINESS: NEW OFFICERS & DIRECTORS

COMMUNITY CLUBS: WOMEN'S, CRAFTS, MEN'S

AUDIENCE

ANNOUNCEMENTS -- NEXT MEETING DATE: TUESDAY, APRIL 5, 2011 @ 7:30 P.M.

ADJOURNMENT

LAKESIDE POINT GARDEN'S RECREATION PRESIDENTS' MEETING

FEBRUARY 1, 2011

The recreation meeting was called to order at 7:30 p.m. by President Roger Dennerll, and the roll was called.

Building #1. Janice Lucas	#7. Roger Dennerll
#2. Nancy Hotchkiss	#8. Camey Egner
#3. Pat La Barre	#11. Jim Carreau
#4. Sharon Puhalainen	John Robuck
#5. Gene Nell	
#6. Mary Palomba	#12. Emil Visconti
	#14. Richard Pfefferle

Roger asked if a quorum was present to conduct business, and Vivien said there was. Roger asked that all building representatives should let Vivien know if they have any changes in their boards tonight or as soon as possible so she can make up a new list of members for next month. He welcomed Sharon Puhalainen as the new president for building #4.

Reading of the minutes from the January 4, 2011 meeting were dispensed with as they were previously distributed and posted. Camey Egner motioned that the minutes be accepted; Gene Nell seconded; passed. Roger mentioned that the minutes would be on line on our new website shortly. Camey Egner presented a gift of flowers on behalf of the group as a thank you to Vivien for the minutes and the other things she does for us. Vivien was very happy to receive the beautiful roses.

Camey Egner advised that Vivien would put the current treasury report and the 2010 in the minutes.

Balance 1-4-11	4,206.69	<u>Year 2010:</u> Pool Service	\$9,450.00
Assessments	<u>2,584.11</u>	Pool Repair	1,100.80
Total	6,790.80	Bldg. Maintenance & Supplies	2,460.00
Disbursements	<u>2,544.21</u>	Clubhouse Expenses	1,291.27
Bal. 2-1-11	\$4,246.59	Lawn Service	1,910.00
Reserve	\$3,840.00	Patio Furniture	2,577.32
(Was \$4,840 – Used \$1,000)		Plumbing	207.18
		Utilities	14,604.30
		(\$15,000 - Reserve \$11,890 - \$350 Repair)-New Pool Deck	3,460.00
		Insurance	9,568.25
		Taxes SWA	485.21
		Lights, Flag, Sprinklers, Shuffleboard	580.84
		Misc.	<u>132.00</u>
		Total	\$47,827.17

Joe Visconti motioned that the financial report be accepted as to be put in the minutes; Pat LaBarre seconded; passed.

BINGO: Helen Marino advised they had a good turnout of 32 people last week. People like the coffee and cookies.

CLUBHOUSE: Roger advised that because of the problems that we had this past summer that he has been working with individuals to set up a support system for Helen, Wally and Lynn of individuals who

live here in the summer to assist with problem situations: Jay Boden, Bldg. #12; Joe Matthews, Bldg. #6, who also helps us with our flag; and George Zavada, Bldg. #14. Roger advised that he made arrangements with our Sheriff's Department to get all new signs for our entranceways and also a sign for our pool; and he arranged for Helen Marino and Wally St. Cyr to be able to sign affidavits this summer should there be any problems requiring such, and that Roger would be here in the winter months to sign for affidavits. In addition to the clubhouse and pool areas, also included in this jurisdiction are problems with the roadways and the parking lot; so if you have such problems you may contact these individuals for their help. Gene Nell advised that he and all concerned are thankful for the help that Roger has arranged for all of us. He advised that he has tried to resolve some of the summer issues where he could. A new contact list of individuals will be posted after he finalizes individuals that Camey would like to add to the Pool Committee. Roger thanked Wally for putting up the fire signs on the buildings. Roger advised that we have a new towing company and there will be new Towing and Speed Limit signs that would be put into place the first week of March.

Roger advised that he brought in Hulett Environmental services for an insect problem we are having with the clubhouse. We have miner ants by the kitchen back door and big-headed ants eating our cookies. Because other buildings are using Hulett also, they are going to give us a price break, as well as on how they provide the service, and he will be talking with them in the next couple days to finalize a contract. They will treat the entire inside areas as well as the outside periodically throughout the year. Camey advised we would tell Tom Budney not to spray anymore.

Regarding the new order from the Palm Beach County fire inspector, Roger advised that Vivien called Faye Fortner, fire inspector, to clarify for us what their requirements are. She advised that we can cook anything in the oven as long as we have the oven door closed and do not broil. For example, we can spray Pam, or like, on a pan and cook fish, meat balls, etc., in the oven – just not on top of the stove. On top of the stove, for an example, you can boil hot dogs, cook spaghetti sauce & meat balls, corned beef & cabbage in water, and soups – still no cooking or frying on top of stove with meats in oils, fats, greases, butters. We also have a microwave oven, roasting pan, and crock pot which we can use.

**POOL & AREA:** Camey advised the pool is clean and everything is in order but is still cool because of the cool weather, and it should be over 70 when weather warms. She still thinks there may be a leak somewhere. Bob Swinford is trying to find if there is one.

**LAWN/LANDSCAPING:** Vivien advised that our gardener, Dave, pulled the plants that were dead or unsightly from around the shuffleboard areas, pool, and the side of the building. Dave will blow the leaves and debris off the shuffleboard courts and picnic area every time he comes. The picnic area looks nice and clean now since it was painted and the leaves taken care of. The men already had a nice picnic back there.

Bob Swinford and Wally St. Cyr have offered to put in some sort of sprinkling systems in the back shuffleboard area and something connecting from the pumphouse to the area in front of the pool by the street so that when new plantings are done they can be watered by hand to start them growing. Vivien will order plants after this is done and the weather warms a bit, and she knows that we can replace them with plants that won't cost that much and should survive with watering them once a week after they are established. We can have Dave plant them or we can work with him if we have a group of people who would like to do this.

She advised that Roger was obtaining a contract with Hulett for treatment of the ficus hedge which has fig white fly and needs to be treated on a continuing basis. With the treatment, by April they should start to look nice again.

Roger advised that we would update the landscaping of the entranceways with some flowering trees and plants and/or grass as needed. A motion was made to do this by Joe Visconti; seconded Gene Nell; passed.

**FLAG/LIGHTS, GROUNDS:** We need a light for the flag. Hugh Bennett said he would help put the light up. Tom Budney would also be asked to clean off the picnic area when he comes.

**STREETS:** No new report.

**SECURITY & SAFETY:** The committee will officially be listed in our agenda, and Roger will take care of anything else that is required by the Sheriff's Department.

**SHUFFLEBOARD:** Gene advised the whole area has been cleaned up and painted and there should be a tournament around mid-February. Joe mentioned the glare on the unused court and Roger said that hopefully this would be toned down.

**PARLIAMENTARIAN:** Jim Welton said everything was okay.

**COMMUNITY PROJECTS:** Roger advised this committee was put together to deal with projects that might come up, and he asked Mary Palomba to still chair this committee, and some new members will be put on. He will ask Bill Taylor, Bldg. #1, to be a member. Vivien advised Bill has put together our home page with the following categories to be included: Home, Community, Events, and Classifieds and already has included some pictures at lakesidepointgardens.com. Bill advised that we could set these pages up any way we want and can include as much information as we would like to. He asked us to get together, possibly someone from each organization and building to decide how we want to set these pages up and what we want to include. He will help us with this. Roger asked that Vivien coordinate this with Sharon Puhalainen, working with the Presidents' Council, and we should include Rules & Regulations, Minutes, Agenda, etc., and additional items as needed. We cannot put in items such as the phone directory that would go against confidentiality. Roger thanked Bill for doing this.

**OLD BUSINESS:** Wally asked Roger about the missing letters for the entranceway signs, and Roger said he had a list. Camey asked when our front doors would be replaced. He advised we had entered into an agreement and put \$1,000 down, including \$170 for permits, and they would be installed as soon as the permits are approved.

Gene Nell advised that their building had the free Energy & Water Conservation Audit which was very thorough, and he believes they will save some money on electricity. Camey advised the water bill is expected to be up 11% every year for the next four years. Roger advised we all should check our October, 2010 bill as 11% was added on as an extra month and we should get this money back. He advised that we have an individual in our building #7 that checks our meters and we are having the utilities come out to check as they don't seem to be right. There is a great difference in water and

electric bills between the buildings and individuals. Our building's water bill in the summer was more than it was throughout the winter season.

**NEW BUSINESS:** Roger advised that the President, Vice President, Secretary, and Treasurer were all up for election. Jim Carreau made a motion that the existing officers be reinstalled; Roger inquired if there were any other nominations and there were none; Joe Visconti seconded the motion; passed. All officers agreed to serve. They are President Roger Dennerll, Vice President Mary Palomba, Secretary Vivien Dennerll, and Treasurer Camey Egner. Gene Nell thanked individuals for giving their time and effort. Roger advised that Camey Egner has been on the board of Presidents' Council for 40 years, 38 years as Secretary or Treasurer, and thanked her for her dedicated service to our community.

Roger advised that Vivien would be updating the Committee form and the Use Agreement and/or Parking Permits Form which will be posted in the clubhouse.

**COMMUNITY CLUBS & ACTIVITIES:**

**WOMEN'S CLUB:** Poinciana Players would present 'More Broadway Memories' on February 25 at 1:30 and 7 p.m. Coffee social hour would be February 11 @ 10 a.m. The International Potluck held on January 21, sponsored by Bob & Cathy Gee and Bldgs. #2 & #4, was a success and everyone had a fun time while Roger encouraged the talents of many different nationalities to come forward and tell their stories.

**CRAFT CLUB:** Helen Marino advised they are making teddy bears and cards with silver threads for Valentine Day and Easter.

**MEN'S:** Wally is the new president of the Men's club. They will have a spaghetti and meatball dinner on February 14 at 1:00 p.m. for the ladies for Valentine Day, and there will be a surprise. Roger will have some entertainment. Dick Belford will sell tickets for \$5.

**AUDIENCE:** Theresa Jacques advised there were 32 people including the board in attendance.

**NEXT MEETING:** Tuesday, March 1, 2011 @ 7:30 p.m.

**ADJOURNMENT:** Motion to adjourn 8:20 p.m. by Camey Egner; Gene Nell seconded; passed.

Respectfully,



Vivien Dennerll, Secretary

LAKESIDE POINT GARDENS RECREATION ORGANIZATION

ROLL CALL/DATE: \_\_\_\_\_

BLDG. #1:

JANICE LUCAS PRES.  
 CAROL PALOMBA TREAS.  
 KAARENA SORAKARI VP  
 SUSAN PAGE SECY  
 KATHLEEN HALL BD

BLDG. #2:

NANCY HOTCHKISS PRES.  
 JIM CHECKOSKY VP  
 BOB GEE BD  
 LEILA MEININKI BD  
 MARY KOUTSAS BD  
 GILLES LAGACE BD

BLDG. #3:

MARY CLARK PRES.  
 MARIE BUSSINGER VP  
 LEANN VANDER WOUDE TREAS.  
 PAT LA BARRE BD  
 SHARON KLAUS BD  
 JAANA KAARENOJA BD

BLDG. #4:

SHARON PUHALAINEN PRES.  
 RUTH KAMMERAAD VP  
 PAUL REAM TREAS.  
 PAT LA BARRE SECY  
 BRYAN PRINDIVILLE SGT. OF ARMS  
 MARCI STADDON BD  
 LEANN VANDER WOUDE

BLDG. #5:

GENE NELL PRES.  
 HELEN MARINO VP  
 LEANN VANDER WOUDE SECY/TREAS.  
 LILLIAN MC INTIRE BD  
 JOHN MC QUADE BD

BLDG. #6:

MARY PALOMBA PRES.  
 GEORGE DOHERTY VP  
 LYNN ANDERSON SECY/TREAS.  
 JOE MATTHEWS BD  
 TOM FUGETTE BD

BLDG. #7:

ROGER DENNERLL PRES.  
 JIM DONELSON VP  
 BARBARA DAVIS BD  
 JESS PRATHER BD  
 ROBERT PICKARD BD  
 LEANN VANDER WOUDE SECY/TREAS.

BLDG. #8:

CAMEY EGNER PRES.  
 IRENE GRIMES VP  
 DOROTHY WATLING TREAS.  
 JOAN ROTH SECY  
 DONNA EDWARDS BD

BLDG. #11:

JIM CARREAU PRES.  
 DAVID EAKIN VP  
 EILEEN O'DONNELL SECY/TREAS.  
 MATTI ENILA BD  
 CHARLIE LIST BD  
 JOHN ROBUCK BD  
 RUBY GILMORE BD

BLDG. #12:

EMIL VISCONTI PRES.  
 HUGH BENNETT VP  
 ROSE MARY BENNETT SECY  
 GUY FURL BD  
 VILHO FINNILA BD  
 JAY BODEN BD  
 LEANN VANDER WOUDE TREAS.

BLDG. #14:

RICHARD PFEFFERLE PRES.  
 WALLY ST. CYR VP  
 CYNDI PAATRICK BD  
 DAVID JONES BD  
 GEORGE ZAVADA BD  
 MARTY HARTMAN - BD & SECY @ BRD MTG  
 LEANN VANDER WOUDE -TREAS./SECY-BLDG MTG

LAKESIDE POINT GARDENS RECREATION

CLUBHOUSE USE AGREEMENT AND/OR PARKING PERMITS

2. EXCLUSIVE USE OF BUILDING AND/OR FACILITIES IS FOR OWNERS ONLY, AND OWNERS MUST BE PRESENT DURING ENTIRE EVENT, WITH NOTICE & NAME TO BE NOTED ON THE CLUBHOUSE CALENDAR AT LEAST TWO (2) WEEKS IN ADVANCE DESIGNATING THE OWNERS WHO WILL BE RESPONSIBLE. ALL MUST SIGN & COMPLETE A "USE AGREEMENT" FORM & NOTIFY A CLUBHOUSE COMMITTEE MEMBER WHOSE NAMES WILL BE POSTED ON THE BULLETIN BOARD. SUCH USAGE WILL BE REVIEWED BY CLUBHOUSE COMMITTEE & APPROVED BY PRESIDENT'S COUNCIL REPRESENTATIVE.

3. THERE IS NO PUBLIC PARKING FOR THE CLUBHOUSE. PERMISSION IN ADVANCE MUST BE OBTAINED FROM INDIVIDUAL BUILDINGS TO USE GUEST SPOTS IF INDIVIDUALS FROM OUTSIDE OUR COMMUNITY ARE INVITED. A PARKING PERMIT FORM SHOULD BE ATTACHED TO THE USE AGREEMENT.

CLUBHOUSE COMMITTEE:

- HELEN MARINO – CLUBHOUSE COORDINATOR: VICE PRESIDENT BLDG. #5 - - - - - 493-4534
- WALLY ST. CYR - - - - - VICE PRESIDENT, BLDG. #14 - - - - - 586-2802
- LILLIAN MC INTIRE - - - - - BLDG. #5 - - - - - 586-2349
- SHARON PUHALAINEN - - - - - PRESIDENT, BLDG. #4 - - - - - 582-9334
- CHARLIE LIST - RESEARCH & RESOURCES - - - - - BLDG. #11 - - - - - 493-0379

THE PRESIDENT'S COUNCIL REPRESENTATIVES ARE AS FOLLOWS, AND ANY ONE OF THE PRESIDENT'S COUNCIL MAY BE CONTACTED TO APPROVE SUCH AGREEMENTS:

- MARY PALOMBA, VICE-PRESIDENT-COUNCIL - - PRESIDENT, BLDG. #6 - - - - - 523-5056
- CAMEY EGNER, TREASURER-COUNCIL - - - - - PRESIDENT, BLDG. #8 - - - - - 582-3887
- JANICE LUCAS - - - - - PRESIDENT, BLDG. #1 - - - - - 588-5392
- NANCY HOTCHKISS - - - - - PRESIDENT, BLDG. #2 - - - - - 588-2975
- SHARON PUHALAINEN - - - - - PRESIDENT, BLDG. #4 - - - - - 523-8529

POOL COMMITTEE:

- |                                  |                           |          |
|----------------------------------|---------------------------|----------|
| CAMEY EGNER, TREASURER – COUNCIL | PRESIDENT, BLDG. #8       | 582-3887 |
| WALLY ST. CYR                    | VICE PRESIDENT, BLDG. #14 | 586-2802 |
| ROBERT SWINFORD                  | BLDG. #14                 | 588-9930 |

LANDSCAPE COMMITTEE:

- |                                      |                          |          |
|--------------------------------------|--------------------------|----------|
| VIVIEN DENNERLL, SECRETARY – COUNCIL | BLDG. #7                 | 588-6688 |
| HELEN MARINO                         | VICE PRESIDENT, BLDG. #5 | 493-4534 |
| LILLIAN MC INTIRE                    | BD, BLDG. #5             | 586-2349 |

  
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 PRESIDENTS' COUNCIL

## **DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES**

### **Board Member Education Certification**

On July 1, 2010, section 718.112 was amended to provide that newly elected board members take a division approved educational curriculum once elected to qualify for board service. Specifically section 718.112(3)(b), Florida Statutes, states:

*Within 90 days after being elected or appointed to the board, each newly elected or appointed director shall certify in writing to the secretary of the association that he or she has read the association's declaration of condominium, articles of incorporation, bylaws, and current written policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members. **In lieu of this written certification, the newly elected or appointed director may submit a certificate of satisfactory completion of the education curriculum administered by a division-approved condominium education provider.** A director who fails to timely file the written certification or educational certificate is suspended from service on the board until he or she complies with this sub-subparagraph. The board may temporarily fill the vacancy during the period of suspension. The secretary shall cause the association to retain a director's written certification or educational certificate for inspection by the members for 5 years after a director's election. Failure to have such written certification or educational certificate on files does not affect the validity of any action.*



# Condos have to allow pets when doctors prescribe them

**Dear New Neighborhoods:** I purchased a small villa in 2000. When I purchased, I was told it was a no-pet area. In the last six months a new tenant has moved in with a dog that has caused trouble with many owners.

I have tried to get the property manager and president to take actions, but they have told me this new owner has a note from his doctor and therefore there is nothing they can do. Do we have any options? — D.K.

**Dear D.K.:** You've run into a fairly modern phenomenon that we like to call "prescription pets." Here's how the law currently works, and what the options are for any community. And before anyone writes an angry letter, know that both of us are pet owners and lovers, and we're not taking sides here — we're simply pointing out the facts.

Under the Fair Housing

Act, shared ownership communities are precluded from discriminating against people with disabilities. Consequently, the act requires SOCs to make certain accommodations to disabled persons that are required for their health and well-being.

One of those accommodations is the allowance of service animals, even in properties that are otherwise pet-free.

The problem is that the definition of "service animal" has gotten extremely fuzzy. It used to be that only seeing-eye dogs and other trained, specialized animals qualified for the exception. However, courts have stretched the law extremely thin.

Today, even pets that are simply used for companionship may be claimed as service animals if a doctor "prescribes" that pet is necessary for a person's health.

All communities must

existence of the disability if it is not otherwise obvious (for example, you can ask for proof of treatment for severe depression, but probably not for proof of an amputation).

Now, if the physician has provided all of the above, then there's really no way for your community to challenge the accommodation, without jumping into an extremely expensive litigation challenging the definition of a "service animal." But until that changes, people simply have to accept that, under the modern interpretation of the FHA, there is no such thing as a completely "pet-free" property.

**Dear New Neighborhoods:** I'm a unit owner's "snowbird" who stays less than six months in West Palm Beach. I plan on running for the board of my condo, but was told if I miss three meetings in a row I will be kicked off the board. Can

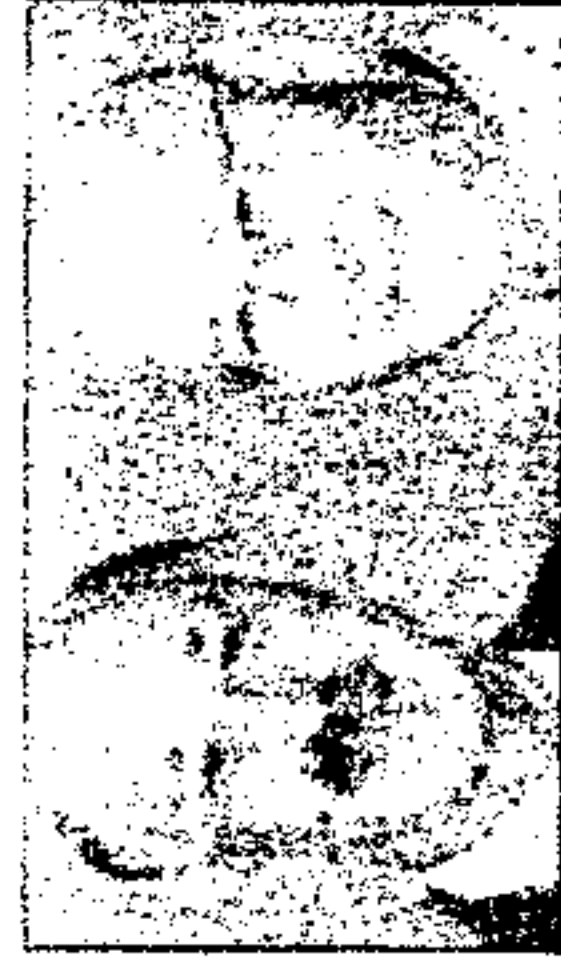
they legally do that? — S.F.

**Dear S.F.:** There's no specific language in the condominium act that would preclude you from serving on a board of directors because you've missed a particular number of meetings (and thinking about it, it would be a pretty easy rule to abuse — a president could simply schedule inconvenient meetings to kick off any board member). It is possible, however, that your community documents have some language that creates this rule, and that would be perfectly enforceable.

More to the point, the condo act allows meetings to be conducted

telephonically (through a conference call or video conference), so there's really no reason that you would have to miss a meeting simply because you weren't in town. The board would simply need to set up a speakerphone during the meeting and allow you to call in.

Frankly, this is an extremely standard practice today, especially in South Florida, where transient owners are common. We know of board members who never attend meetings in person, and do their jobs quite effectively. Good luck!



**New Neighborhoods:  
The Condo Consultant**

Gary A. Poliakoff  
and Ryan Poliakoff

comply with the FHA. However, your board is allowed to ask very specific questions of the person requesting the accommodation. This includes:

- A written letter from a doctor stating that the person is "handicapped" under the definitions of the FHA and the Americans with Disabilities Act, and that the pet is a required therapy to deal with that disability

- Proof of the doctor's qualifications to treat the claimed disability

- Proof that the doctor is the treating physician for the patient

- Sufficient medical records to demonstrate the

*Gary A. Poliakoff and Ryan Poliakoff are co-authors of "New Neighborhoods: The Consumer's Guide to Condominium, Co-Op and HOA Living." Gary Poliakoff is a founding principal of Becker & Poliakoff, P.A., and Ryan Poliakoff is a freelance writer and certified mediator. E-mail questions to [condocolumn@becker-poliakoff.com](mailto:condocolumn@becker-poliakoff.com). Please be sure to include your hometown.*