

**FALL
2017**

Lakeview Newsletter

Dear Residents of Lakeview,

There are many improvements to be made, and the Board Of Directors are working to make best use of the limited funds available. Notwithstanding the current low Reserve amounts there are to improve the property, the order of spending will be as follows:

In order of importance:

1. Concrete Repairs
2. Roof Replacement
3. Necessity and preventive care
4. Cosmetics

The first two on the list are the priority and some decisions have already been made to put them in motion. Although the current Reserves are not enough to immediately cover the first two on the list, the Board of Directors are working towards finding a viable solution to increase the Reserves to the necessary level to improve this property in its entirety.

During the estimating process, Town Code Enforcement made some requests for your property that we would like to inform you of:

- The warning from the Town was not for illegal dumping, it was regarding the erroneous placement of the bulk trash on the swale next to Lakeview's property.
- Lake Park asked that residents place any bulk trash on the western parts of the swales on the north and south side of the building within 24 hours of the scheduled Thursday pickup.
- The proper location for the Town to pick up debris for a minor home project is the grass swale on both the north and the south sides of the building as far west as possible, and it is most important to keep bulk trash on Lakeview property.
- Please keep the hurricane shutters open when there is not a storm to avoid any potential safety/fire issues.
- The Town of Lake Park only advised that the "accordion shutters" remain open during times that there is not a storm for fire safety.

- Any shutters that do not pose a fire hazard by blocking a potential escape route during a fire do not need to be removed.

Attached with this communication is an important Public Works Department notice in regards to Trash/ Recycling Collection Information. Please disregard any previous communication you received from us, as the facts may have changed.

We are working towards improving upon the appearance of your Community. This goal benefits you and your neighbors and helps keep your neighborhood looking attractive. We welcome any thoughts, ideas, or feedback that you may have in this regard.

Respectfully,

Laura Carlisle, LCAM

Sea Breeze Community Management Services Inc.
4227 Northlake Boulevard,
Palm Beach Gardens, FL 33410
561-626-0917 Fax 561-626-7143
www.seabreezecms.com

AC Units

As many of you have probably noticed, our current air conditioning situation is far from excellent. Our wall units are noisy, inefficient, unsightly, leaking, and they obstruct the walkways. Their poor function can cause mold and other health hazards. All these things decrease property values and rental incomes. For this reason, the Board unanimously voted to permit owners to replace these units with the Blueridge BMKH30DM21G3-9W-9W-12W Tri Zone System. This system is quiet, efficient, and durable. One outdoor unit installed in the back will control the three blower units. The large holes in the wall will be patched and replaced with one small hole. It will be a significant improvement. Owners may chose to replace their air conditioning at any time, but when they do, it must be with the above-mentioned system. Wall repair costs are not covered by the Association. We hope all AC units are replaced and see our values soar.

Questions?

Lakeview COA, Inc.

c/o Sea Breeze CMS, Inc.

Phone: (561) 626-0917

Fax: (561) 626-7143

E-mail: Laura@seabreezecms.com

Write to: Lakeview COA, Inc.

4227 Northlake Boulevard

Palm Beach Gardens, FL 33410

Visit the Website at:

www.seabreezecms.com

Log on, click on communities, scroll to Lakeview and then select "Access Community."

Application package, ARB Form and Rules and Regulations, are currently posted on the website for your convenience.



Some content in this newsletter created or formatted by Cassidy Kammerer, a student intern at Sea Breeze CMS.