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Vote for Partial Reserves!

We are still missing many ballots for PARTIAL RESERVES. If the majority of owners do not vote for either no or partial reserves, then the reserves will have to be fully funded. This will cost all owners significantly more in their monthly maintenance fee!

LEOA needs a majority of votes for Partial Reserves. Please return your proxy to the office NOW.

Vote for PARTIAL RESERVES! Your vote is crucial!
Lake Emerald's ONLY Broker/Agent team

Tour the MLS & visit us online at www.HirstLarsenHomes.com when only the best will do!

Mark Hirst  
Realty Associates  
954-600-2391  
mark@hirstlarsenhomes.com

Brett Larsen  
Broker Associate/Realty Associates  
954-600-2391  
brett@hirstlarsenhomes.com

RECENTLY SOLD

<table>
<thead>
<tr>
<th>Building</th>
<th>Unit</th>
<th>Price</th>
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</thead>
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<tr>
<td>105/315</td>
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<td>$141,000</td>
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<tr>
<td>105/815</td>
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<td>$137,500</td>
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JUST SOLD!

$130,000
Building 112 Unit 105

YOU COULD HAVE YOURS SOLD TOO!
CALL MARK NOW AT 954-600-2391

OFFERED FOR SALE

<table>
<thead>
<tr>
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<th>Unit</th>
<th>Price</th>
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<tr>
<td>110/405</td>
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</tr>
<tr>
<td>112/310</td>
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<td>$140,000</td>
</tr>
</tbody>
</table>

Buying a home is one of the most exciting times in our lives. We work very hard to ensure that you have a positive, fulfilling experience, before, during and even after closing.

If you are considering buying or selling your home, call Mark today for the highest proven return with professional, honest representation.

CALL MARK HIRST AT 954.600.2391

2 REFLECTIONS OF LAKE EMERALD
Encourage our advertisers....

You may have noticed that we have been successful in getting a significant number of new advertisers. Please encourage them and do not hesitate to mention that you saw their ad in Lake Emerald's Reflections.....

It's a win-win for all of us!

SIGN UP TODAY!

Sign up today to get your copy of Reflections online at reflections@leoacondos.com and you'll receive each issue of Reflections, in electronic version, as soon as it is published.

Like something you saw in Reflections?
Got an idea for a story?
Leave a voice mail at 954.399.2312 or send a Letter to the Editor at reflections@leoacondos.com!
We welcome your constructive criticism.

Carole McDonough
Chair of LEOA Communications Committee
President's Report

Robert Davis

I would like to begin by congratulating the individuals who chose to serve our community by volunteering for the Board of Directors for the upcoming year. Please remember that the people who volunteer in any capacity, committee members, building captains, etc. for our community are residents that work, live, and socialize here, and they deserve the right to enjoy living here in peace and harmony the same as everyone else. Although we may have differences of opinion, and problems are not always resolved as efficiently or in a manner that we would like them to be, we need to treat each other with the dignity and respect that all of us would want to be treated. This same respect extends to our employees, contract workers, and any visitors that are legally on our property.

We are governed by Florida Statute 718, our Condo Documents and our Rule and Regulations. These must be uniformly enforced in order to provide a living environment that is equitable to all. In the past infractions were allowed to occur and were overlooked. Selective enforcement cannot be tolerated, nor will this board knowingly permit instances of selective enforcement. Thus, in the best interest of our community we need to review the mistakes of the past, find a resolution and take the appropriate action to correct these situations.

I am confident in saying that a vast majority of us that live here really enjoy being part of the Lake Emerald experience. Our private lake makes for a rare living experience in busy Broward County. I believe most of us want to preserve this beautiful lifestyle.

The past year a lot of time and money was spent on correcting the overgrown and damaging foliage to our community, a good first step in preserving our buildings and property. The next phase will begin sometime later this year, as we finish engineering studies of the roofs and envelopes (outer walls) of our buildings. Patching old roofs and patching walls to the degree we have been doing over the years, just doesn’t make sense. An analysis will give us the road map necessary to prioritize which buildings, in what order, need roofs and concrete restoration. Yes this is normal maintenance for structures of this nature and age in this climate. Obviously this will not be cheap, but we will be looking into financing and setting up payment plans spread out over time so as not to burden the residents. Truthfully, it’s your property and it’s an investment that will enhance the quality and life of your building, your home.

Another area I would like to focus on, starting in January, is establishing a more active buildings captain program. First it would be nice to have a building captain for each building or if only necessary, one building captain to cover a 2 building condo. The building captains should serve as a liaison between the residents of a particular building/condo and the office / Board. Hopefully this would improve communications and facilitate actions on needed items. Additionally, it would be most helpful to the community to have more volunteers for committees that exist and ones that need to be established. The more residents contribute to our community, the more efficiently it can run. Depending on a handful of people to do everything is not a formula for success. Please consider having an active role in your community.

As we approach the Holiday season in our diverse community, I would safely say the holidays are celebrated in a multitude of ways or maybe not at all. But whatever your beliefs may be, I would hope that all of us strive to improve ourselves and carry over the positive feelings of the holiday season into the rest of the upcoming year. Life is good, let’s all together enjoy the New Year for the entire year. So in closing I want to wish everyone a very happy, healthy, and safe holiday season and all of 2019.

SEASON’S GREETINGS
My, how time flies!

It is hard to believe that it has been a year since I was elected to serve on the Board of Directors for the Lake Emerald Owners Association. During that time, I have learned a great deal about the inner workings with regards to maintaining our vibrant community and have come to realize that being a board member is not a position to be taken lightly. Our residents look to us to make wise decisions for the betterment of our community. It is also true that we must be willing to make the tough decisions that affect the daily lives of our residents regardless of popular opinion and with the hope that our residents will eventually see the larger picture.

We as a board will continue to conduct ourselves in a manner that we believe is in the best interest of our community and will work diligently to improve upon the progress we have made thus far. There is much more work ahead for Lake Emerald. Know that your board members and LEOA’s dedicated staff look forward to serving Lake Emerald by working diligently over the coming year to make our home a better place. It is an honor to be elected by my fellow board members to the position of Vice President of the Board of Directors. With consideration to the road ahead, I will work tirelessly for my fellow board members, our LEOA staff and Lake Emerald residents.

One more thing… Lake Emerald Owner Association needs volunteers! We need building captains, residents who can offer knowledge and experience for our present or future projects and we also need members to join the necessary committees that will help to make Lake Emerald an even brighter community. We can also create new clubs as well that would benefit our Lake Emerald residents. Whatever your experience, knowledge or expertise, just know that any of us can have something to offer so please volunteer. It could make all the difference!
Hello everyone, I would like to introduce myself. My wife Cindy & I moved here last March from Golden, Colorado with our fur baby Hannah. My brothers and I have owned and rented our unit in building 109 since 2010. I received my BA in accounting from Rutgers University in New Jersey and have worked in the oil & gas industry for over 30 years, first in Texas and then in Colorado.

As previously reported by Robert Davis our bookkeeping/accounting services are being handled by Accountsult. They have recently begun the ACH drafting of your monthly HOA payments.

To improve accuracy and efficiency, please utilize one of the following methods of paying your monthly HOA fee.

- ACH (Automated Clearing House Network) which will electronically transfer the funds from your designated account to the LEOA Center State Bank account and automatically update your ledger. The form for this service is available in the office.

- Automatic Bank Payment. You would need to have your bank send the check, with your building and unit number, to the Center State Bank address:
  
  Lake Emerald Owners Association
  C/O Center State Bank
  P. O. Box 669411
  Miami, FL 33166-9432

- Mail in Payment to Center State Bank with your building and unit number along with the coupon from your coupon book to:
  
  Lake Emerald Owners Association
  C/O Center State Bank
  P. O. Box 669411
  Miami, FL 33166-9432

Upon receipt, the bank will deposit the funds to the LEOA account and update your sub-ledger account.

Effective December 28, 2018 the LEOA office will no longer be able to accept any form of payment for the HOA fee. This includes a check, cash or a credit card. For all other payments that the office collects, only a check or money order can be accepted.

If you have any questions, please contact me. My information is on the LEOA website.

Letter to the Editor

On 11/3/2018, Mark Lopez (105/116) wrote:

Good morning!

Would it be possible to include the date of our Board Meeting in our monthly list of events calendar? Perhaps if folks had a reminder, it would encourage more owners to attend.

Appreciate your efforts getting our magazine to us each month.

Mark Lopez

Moving forward, this information will be included on the Monthly Calendar. Thanks for your suggestion.

Carole McDonough
Editor

Happy Holidays one and all....

During this festive season of giving, let us take the time to slow down and enjoy the simple things.

May this wonderful time of the year touch your heart in a special way.

May this Christmas end the present year on a cheerful note and make way for a fresh and bright New Year.

Merry Christmas, Happy Hanukkah and Happy New Year!

Carole McDonough
Chair of LEOA Communications Committee
PROPOSED AMENDMENTS

Your vote is required for approval of two (2) important issues:

1. Material Alteration for Pickleball Courts:

Notice is hereby given, in accordance with the Association’s Bylaws, that a Special Meeting of the Members will be held on December 17, 2018 at 7:00 PM at the Clubhouse, 107, Lake Emerald Drive, Oakland Park, Florida.

At this meeting the membership shall consider and approve material alterations of the common elements, specifically the East Side Tennis Court will be converted into one or more pickleball courts. Note that the West Side Tennis Court will not be affected by these changes and shall remain as a tennis court. You should sign, date and return the proxy to the Association Office by 5:00 P.M. December 14, 2018.

In order to approve material alterations to the common elements it is necessary to have no less than 66 and 2/3ds of the members vote YES. It is therefore important that you either attend the meeting or submit the proxy mailed to you.

2. Amendment to LEOA By-laws for Board absenteeism:

Notice is hereby given of a meeting of the members of Lake Emerald Owners Association, Inc. on December 17, 2018 at 7 PM in the Clubhouse, 107 Lake Emerald Drive, Oakland Park, Florida, for the purpose of making the following Amendment to the Bylaws of Lake Emerald Owners Association, Inc.

Proposed Amendment to Article 3.2 of the By-Laws adding subsection g.:
(g) Any Board Member that is absent from more than three (3) regularly scheduled board meetings shall be deemed to have abandoned their position on the Board of Directors and shall be replaced as provided for in Article 3.2 of the By-Laws. This provision shall not apply to any excused absences as shall be determined in the reasonable discretion of a majority of the Board Members present at any meeting for which said board member is absent, which excused absences shall be reflected provided for in the minutes of said meeting for which the Board Member is absent. If the meeting minutes do not reflect any excused absences of any Board Members, then there shall be a presumption that the absence was not excused.

In order for any Amendment to pass, it is necessary to have no less than sixty-six and two thirds percent (66 and 2/3%) of the Board and fifty one percent (51%) of all the members vote YES. It is therefore important that you either attend the meeting or sign, date and return the proxy mailed to you to the Association Office by 5:00 P.M. December 14, 2018.
Board Committee Reports

Boat Committee

Robert Pensabene and Debra Richardson, Co-chairs

The LEOA Board has decided to create a Boat Committee to oversee review the methods of mooring of watercraft and their storage on the premises. Debra Richardson and I, co-chairs, have been given the task of reviewing the current guidelines and resolve the current issue of how to moor boats on the lake. As you may be aware, there has been controversy in the community regarding the mooring of watercraft on the lake. Our scope is to determine the proper mooring of watercraft without damage to the protective edges of the lake.

We are also looking into the storage of craft that are not on the water. Currently the space under the office is cluttered with debris and lacks organization of all the watercraft. Part of our research is to arrange for the storage of craft in a more orderly manner and to remove the debris.

Debra and I have worked on this in workshop and have consulted with Walter Cobb. We want to invite all that can attend our first Boat Committee Meeting on December 12, 2018 at 7:00 P.M. The location will be in the Clubhouse. Community involvement is important so please reserve the date to provide your input.

Communications Committee

Carole McDonough, Chair

The Reflections Committee welcomes all articles from board committees, building captains and, space-permitting, residents.

All articles must respect the following parameters:

- The content must be based on objective information relevant to and pertinent to Lake Emerald;
- No personal remarks concerning the Board of Directors and/or other individuals in the community are permitted;
- Political and/or religious content will not be included in Reflections;
- The Reflections Committee reserves the right to refuse any article that goes against Lake Emerald's Guiding Principles (as indicated in our Rules and Regulations);
- There will be a charge for articles used for advertisement (as per the prices for ads indicated in the back section of Reflections);
- The deadline for submissions is the third Monday of each month;
- the Committee reserves the right to propose any changes to the article before publication;
- the President of the Board (or his or her delegate) will proofread and approve the content before going to print;
- the article must be in Word or Google Docs format and be a maximum of one page, pictures are encouraged to substantiate the article;
- email submissions to Carole McDonough (carole2u@hotmail.ca).

Thank you and hope to hear from you soon!

LEOA Web Portal

Robert Pensabene, Chair

The implementation of the portal has had some large setbacks since I have last reported to the community. We are having issues with the secure transfer of data between our systems. The information that we are communicating is sensitive and we need to ensure that it cannot be intercepted by nefarious actors on the internet. Our accounting company and website vendor are working to settle on the method of transfer securely. This new issue has created a further delay. No promises of a resolution date can be made at this time.
Clubhouse Events Committee
Marcia Rose, Co-chair

What’s happening at the Clubhouse?

Please send your comments and suggestions for Events and Activities you would want the Clubhouse Committee to plan in the community to Marcia Rose, the Clubhouse Committee Co-chair at marciarose6402@gmail.com.

Thanksgiving Dinner: Special thanks to our community neighbors who came forward to support the event, Carole from Reflection for preparing the beautifully designed posters and thanks to the Committee Members for their contribution, unselfish time and efforts to plan the event. Regretfully, the event was cancelled due to poor ticket sales.

Clubhouse Committee Christmas Tree Event: Join us at the Clubhouse on November 28, 2018 for Decorating and Lighting of the Christmas Tree. The Clubhouse Committee welcomes any donations of Christmas ornaments and decorations from the community. A box will be placed in the Library. Please feel free to drop any Christmas decorations you want to donate there. Let’s light the Christmas tree!

Clubhouse Committee Volunteers/Helpers: The Clubhouse Committee is looking for volunteers/Helpers to assist with Community Events year round. Please submit your name, telephone, building and unit number and email to Marcia Rose: marciarose6402@gmail.com

Clubhouse Committee Members
The Clubhouse Committee is in need of Committee members: Please submit your name, building and unit number for consideration to Marcia Rose: marciarose6402@gmail.com. (All submissions are subject to review and approval by LEOA Board President).

Vote YES for Pickleball

In February 2018, a small group of Lake Emerald residents started playing Pickleball twice a week at the tennis courts. In no time, our core group grew to 12 regular players.

Pickleball is a paddle sport, with elements of badminton, tennis and table tennis, using a small "wiffle" ball. It is one of the fastest growing sports, especially popular with our aging population. As a Pickleball court boundaries are somewhat smaller than a tennis court, we had to improvise using masking tape to limit the boundaries. We approached the Lake Emerald Board to request we add value to the tennis courts and stripe the courts with the Pickleball boundary lines. This is typically done in a pale yellow color which blends well with the white tennis lines and allows "peaceful co-existence" with our fellow tennis players. It is estimated that an existing tennis court could be striped with Pickleball boundaries for $400. On the other hand, one new Pickleball court would cost roughly $20,000.

Restriping of tennis courts for the use of Pickleball is a practice that is quickly gaining acceptance with other local condo associations. As examples, two local condo associations, the Regency Highland (Beach) Club and the Sea Ranch Club on A1A did this conversion. Both have been very pleased with the results and have noticed a significant increase in court usage. There were no complaints nor problems with the tennis players at either location.

LEOA Board of Directors has agreed with this idea but believe that this would be a material alteration requiring 66.7% of owners' approval. Owners will receive (or already have received) a package including a ballot to vote in favor (or not) of striping the two tennis courts for Pickleball. I encourage you to vote YES (to restripe the east-side tennis court to be converted into one or more a pickleball courts) when this appears on the ballot. In addition, please join us this fall when the Pickleball group starts to play regularly again. It’s a fast moving, fun sport for people of all ages. Free lessons and extra paddles are available for use.

Thank you, Jim Wiley
BINGO

Every Thursday evening
Doors open at 6:45 P.M.
Game cards on sale at 7:00 P.M.
First game at 7:30 P.M.

A full set of cards is only $8.00
giving you six chances for each game
We play six games.
Jackpot sheet (of three chances) is $1.00 each

COME JOIN THE FUN!
LEOA Monthly Calendar of Events

**DECEMBER 2018**

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<tr>
<th>Sunday</th>
<th>Monday</th>
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<th>Wednesday</th>
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<td>Hanukkah 12:00 Poolside Grill</td>
<td>7:00 BOD Meeting</td>
<td>7:00 Game Night</td>
<td>9:00 Yoga 7:00 Art Class</td>
<td>6:30 Poolside Grill 7:30 Bingo</td>
<td>6:30 Poolside Grill 6:30 CH Dinner</td>
<td>12:00 Poolside Grill</td>
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<tr>
<td>12:00 Poolside Grill</td>
<td>7:00 Game Night</td>
<td></td>
<td>9:00 Yoga 7:00 Boat Club 7:00 Art Class</td>
<td>6:30 Poolside Grill 7:30 Bingo</td>
<td>PROXY RETURNS 6:30 Poolside Grill 6:30 CH Dinner</td>
<td>12:00 Poolside Grill</td>
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<td>19</td>
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<td>21</td>
<td>22</td>
</tr>
<tr>
<td>12:00 Poolside Grill</td>
<td>7:00 BOD Meeting Deadline for Reflections</td>
<td>7:00 Game Night</td>
<td>9:00 Yoga 7:00 Orientation</td>
<td>6:30 Poolside Grill 7:30 Bingo</td>
<td>6:30 Poolside Grill 6:30 CH Dinner</td>
<td>12:00 Poolside Grill</td>
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<tr>
<td>12:00 Poolside Grill</td>
<td>NEW YEAR EVE!</td>
<td>CHRISTMAS</td>
<td></td>
<td>6:30 Poolside Grill 7:30 Bingo</td>
<td>6:30 Poolside Grill 6:30 CH Dinner</td>
<td>12:00 Poolside Grill</td>
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</tbody>
</table>
December Clubhouse Events

Chef Kerrisha offers you:

Thursday Poolside Grill opens before Bingo
Friday Night Drinks at 6:30 P.M. / Dinner at 7:00 P.M.
- December 7th: CLUBHOUSE WILL BE CLOSED
- December 14th: Lemon Chicken Fettuccine Alfredo $10
- December 21st: Braised Beef in Red Wine Sauce served with Mashed Potatoes & Broccoli $12
- December 28th: Pan Seared Snapper in Tomato Basil Sauce Served with Yucca Mash $12
- December 31th: New Year Eve Party: Reserve the Date! (see next page)
  (Please email, text or call to make reservations by Thursday Noon for Friday Night’s Dinner)

Chef Kerrisha Chen
email: chenkerrisha@gmail.com
tel: (954) 825-8744

Poolside Grill Hours
Thursday: 6:30P.M. – 10:00 P.M. Friday: 6:30 P.M. – 10:30 P.M.
Saturday: 1:00 P.M. – 6:00 P.M. Sunday: 1:00 P.M. - 6:00 P.M.

STARTERS:
- Fried Mozzarella Sticks - crispy on the outside with real mozzarella cheese on the inside... breading and fried to perfection served with chilled marinara sauce $6.95
- Chicken Tenders with Fries - served hot and crispy golden brown with your choice of BBQ, honey mustard or ranch dipping sauces $6.95
- Emerald’s Chicken Wings - "Have it your way"... Buffalo, Lemon Pepper, BBQ, Island Jerk or Plain, your choice of dressings (Ranch, Blue Cheese, BBQ) $11.95 all drums/all flats (additional charges apply) $1.95
- Emerald’s Loaded Nachos – tortilla chips, cheese, tomato, olive, scallion, sour cream & salsa $8.75 add chicken or $2.95 guacamole $1.95
- Chicken Quesadilla - flour tortilla, sharp cheddar, chicken, peppers and onions... served with sour cream $7.95

SALADS
- ALL salads are served with your choice of salad dressings...balsamic vinaigrette, caesar, ranch, creamy Italian, olive oil with red wine vinegar
- Fresh Garden Salad - mixed greens, tomatoes, carrot, cucumber & bell peppers $6.95
- Caesar Salad - romaine, garlic toasted croutons, fresh parmesan cheese, caesar dressing $6.95
- Greek Salad - mixed greens, tomato, red onion, cucumber, black olives & feta cheese $7.95
- Signature Mixed Salad - mixed greens with dried cranberries, mandarin oranges, goat cheese, candied nuts and balsamic Vinaigrette $8.95

SALAD ADD-ONS
- Grilled Chicken $2.95
- Crispy Chicken $2.95
- Grilled Salmon $2.95

BEER & WINE AVAILABLE

BURGERS
- Emeralds Cheese Burger with Fries - 1/3 lb Angus beef patty, lettuce, tomato, onion and pickles $8.95
- Fried Egg-Topped Burger with Fries -1/3 lb Angus beef patty, lettuce, tomato, onion and pickles, Fried Egg $10.95
- Double Cheese Burgers with Fries - two(2) 1/3 lb Angus beef patties, lettuce, tomato, onion and pickles $11.95
- Bacon Cheddar Burger with Fries -1/3 lb Angus beef patty, lettuce, tomato, onion and pickles, bacon, American Cheddar $9.95

SANDWICHES
- Crispy Fried Chicken Sandwich - juicy flavorful chicken covered in a crunchy coating served with fries $8.95
- Classic Tuna Salad Sandwich - a healthy high-protein lunch with carrots & cucumber $6.95
- Emerald’s BLT Sandwich -3 strips of bacon, lettuce, tomato and mayo on toasted bun. Served with fries $5.95
- Double Hotdogs with Cheese - seared hot dogs with melted cheddar served with fries $6.95
- Grilled Lemon Chicken Flatbread Wrap - tender lemon flavored chicken grilled to perfection with baby greens, tomatoes & a spicy garlic sauce $8.95
- Salmon flatbread wrap $11.95
- Sirloin steak flatbread $11.95

SIDES
- Basket of Fries $2.95
- Lemon Pepper Fries $2.95
- Sweet Potato Fries $3.95
- Bacon 1.95

DESSERT
- Triple Chocolate Overload - chocolate cake with chocolate ice cream $5.95
- Key Lime Pie $4.95
- Strawberry Shortcake - angel cake with whipped cream & fresh strawberries $5.95
Mark your calendar: December 31st, 2018

New Year's Eve PARTY at Lake Emerald Clubhouse

Out with the old, in with the NEW...

Come one, come all, neighbors and friends
Time to chat, time to say "Hello",
time to meet your neighbors and make new friends!

Join us on December 31, from 9:00 P.M. to 1:00 A.M.
at the Lake Emerald Clubhouse
Let us celebrate together as one community
and ring in the New Year

For RESERVATIONS: Beginning December 1st
Call: Elizabeth Haag (Beth) Tel: 970-640-5415 or TEXT
Reserve your place at the party

Look for more details on LEOA website, Facebook,
Posters, Flyers, Community Bulletin Board
Thank you, Steven!

After volunteering his valuable time, energy and creativity during the past year, Steven Henderson will be leaving Reflections to concentrate on other commitments. Steven has proven to be a true professional and a great team player. Thanks to Steven, we were able to significantly reduce the printing cost in 2018. It was a true pleasure working with Steven.

Good luck, Steven, in your future endeavors and thank you for all you have provided to Lake Emerald!

Carole McDonough
Chair of LEOA Communications’ Committee

*Building 117 Apt 110*

For Rent

2 Bedroom - 2 Bath Condo

Granite Countertops

Tile Floors

Washer & Dryer

$1,500.00 per month

765-438-0610
2018-2019 Board of Directors:
Sitting: Darrell Craig, Tony Romero and Debra Richardson,
Standing: Robert Pensabene, Greg Comer, Mark Sutera, Cyrus
Blackshear, Michael Weiner, Alex Marin and Robert Davis

Executive Board members:
Robert Pensabene (Secretary), Cyrus Blackshear (Vice
President), Mark Sutera (Treasurer) and
Robert Davis (President)

Clubhouse Events Committee:
Marcia Rose, Paulette Chen
and Beth Haag

Yoga Classes
Wednesday 9:00 A.M.

Bingo
Thursday 7:00 P.M.

Pickleball
Come, join the fun!

Library
Residents can borrow from the library at their leisure. Do
not restack. All books returned must be placed in the back
right corner of the library. Jane Bye Winnie, volunteer-
resident, with the help of others, will restack the books.
**LEOA BUILDING CAPTAINS**

Building Captains play an important role at Lake Emerald. Every condo should have one (or more) Building Captain(s) who serve(s) as liaison between management and the residents. Some of their responsibilities include:

- knowing the residents in the building;
- (with their consent) obtaining residents' names, addresses, emails and phone numbers;
- informing the Property Manager of empty units;
- walking regularly around the building and reporting to the Property Manager if anything is out of order (ex: lights, pavers, etc.);
- monitoring and following up on the Building's Maintenance Program with the Property Manager;
- following up with residents if their trash boxes are not broken down and if this persists, reporting to the Property Manager;
- reporting to the Landscaping Committee if there are any problems with vegetation (ex: dead trees, bushes, etc);
- monitoring the parking lot and, if there are extra cars, reporting to security;
- speaking to residents about their security and if/when rules are being broken;
- advising residents that complaints or concerns should be addressed directly to Management and that Emergencies should be reported immediately to "911";
- distributing written material or information as requested by LEOA;
- monitoring and clearing content in the Bulletin Boards as needed;
- keeping informed about LEOA through frequent contact with Management, other Building Captains and the Board.

<table>
<thead>
<tr>
<th>Building 105</th>
<th>Barbara Greenberg (105-312)</th>
<th>Building 106</th>
<th>Alex Grillo (106-405)</th>
<th>Building 109</th>
<th>Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Hal Klepper (105-813)</td>
<td>Building 107</td>
<td>Gwen Nastasi (106-108)</td>
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<tr>
<td>Building 108</td>
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<td>Building 110</td>
<td>Edgar Centeno (110-206)</td>
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<tr>
<td>Building 111</td>
<td>Vacant</td>
<td>Building 112</td>
<td>Ilona Kirkpatrick (112-206)</td>
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<tr>
<td>Building 113</td>
<td>Indira Basdeo (113-402)</td>
<td>Building 114</td>
<td>Linda Thompson</td>
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<td>Building 115</td>
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<td>Building 116</td>
<td>Michelle Gordon (116-205)</td>
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<tr>
<td>Building 117</td>
<td>Douglas Comegys (117-207)</td>
<td>Building 118</td>
<td>Edward Ciolko (118-404)</td>
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<td>Building 119</td>
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<td></td>
<td>Sam Mashiah (117-307)</td>
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</tbody>
</table>

**Interested owners in Buildings 109, 111 and 115 are invited to get involved ....**
Our office receives numerous calls every year asking us to confirm property tax exemptions on the recent tax bills. The Property Appraiser’s Office does not set your tax rates or collect property taxes. We assess property for tax purposes and grant tax-saving exemptions to qualified individuals. The property tax bills are mailed by the Broward County Tax Collector’s Office each year to more than 455,000 property owners.

All qualified Florida residents are entitled to a Homestead Exemption on their homes, condominiums, co-op apartments, and certain mobile home lots. To qualify for Homestead Exemption, you must own and make the property your permanent residence on January 1 of the year in which you are applying for this valuable exemption. Pursuant to Florida Statute, all assessments and exemptions are based upon the status of the property on January 1.

If you purchased and/or made the property your permanent residence in 2018 and have not applied for Homestead Exemption, you can apply for 2019 exemptions at any time – there is no need to wait until 2019. You can easily apply online at www.bcpa.net or at one of our many outreach events.

To see where our Mobile Exemption & Information Team will be, please visit http://www.bcpa.net/Events.asp

New Home Purchase in 2018

If you purchased your home in 2018, the tax bill you received from the Broward County Tax Collector was for the 2018 tax year. If the previous owners of your new home were entitled to and received Homestead Exemption or any other exemption on January 1, 2018, you may have inherited their exemptions on your 2018 property tax bill. Florida Statutes require these exemptions be removed for 2019 and the Save Our Homes Value be brought up to the 2019 Just Value. This will often result in an increase in your 2019 property taxes so it is important you apply for 2019 Homestead Exemption and any other exemptions you may qualify for. Your new 2019 Homestead Exemption will be reflected next year on all 2019 property records, notices and tax bills. Should you have any questions regarding your new exemption, please contact our Customer Service & Exemption Department at 954.357.6830.

If my office can ever be of assistance to you, please do not hesitate to contact me at 954.357.6904 or by email at martykiar@bcpa.net.

Take care,
The Lake Emerald Clubhouse is available for rent to the residents and the community, and only so long as they are in attendance at the function. The available venues at the clubhouse are:
- Card room (reception area included) for up to 50 guests for a minimum of 4 hours;
- Ballroom (reception area included) for up to 100 guests for a minimum of 4 hours;
- Ballroom (reception area included) more than 100 guests for a minimum of 4 hours.

Reservations will be confirmed only upon reception of full payment at least two (2) weeks prior to the reservation date (due to funds clearing with the bank). Verbal or written requests will be tentatively placed on the calendar pending payment of the fee and deposit. The rental of the Clubhouse is strictly on a first come first payment basis.

The Property Manager reserves the right to cancel a reservation or accept another reservation upon payment of fees. The rental of the Clubhouse entitles the renter to the use of the rest rooms. Abuse of this policy will result in immediate termination of the contract, loss of deposit and/or other justified fines determined by the manager.

Contact the office at 954.735.1718 EXT. 100 or office@leoacondos.com
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December 2018

<table>
<thead>
<tr>
<th>For Sale</th>
<th>Price</th>
<th>Rooms</th>
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Recently Closed

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Rentals

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<tr>
<td>To</td>
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Featured Apartment

114 Lake Emerald Drive #407
2 BR/2 Baths, Some Upgrades, Great Lake Views, unfurnished.
Listed $156,000

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