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SAVE WITH THE LOWEST CLOSING COSTS FOR BOTH SELLERS & BUYERS!

Available:

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**Important Message for Snowbirds**

Snowbirds are reminded to make sure that your units are hurricane-safe while away. Please remove all items from your balconies; ensure that all windows and patio doors are locked and well-sealed. If you have shutters, make sure that they are properly installed and functional. Should you have a boat or another floating device, store it safely under the Clubhouse.

Lastly, all residents should also be aware of the location of the shut off valves and know how to shut off the water in the case of water damage.

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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.

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President's Report

Robert Davis

For those of you who follow our Board meetings, you are aware that we have been very busy trying to make Lake Emerald a better place to live for everyone. We have just terminated our contract with Delaware elevator and have hired Oracle elevator on an interim contract until such time that we receive the bid packages for consideration from our elevator consultant. This is being done with the expectation that we will finally have a service program to ensure proper maintenance and reliability.

We have just awarded an engineering contract to a company to evaluate the roofs and envelopes of all our buildings so that we can work towards a comprehensive program of roof replacement, envelope and catwalk restoration or repair, and painting of the buildings that will prepare us for the next 40 years. This will be an extensive undertaking requiring many hours of research and study. One or two residents in our community have already volunteered their services to assist in this endeavor. If you have a skill set that would be appropriate, I would encourage you to email me and be part of this very important project.

As I write this article, we are involved in the following maintenance projects: dryer vent stack cleaning, roof drain cleaning, AC condensate line cleaning and waste drain lines that are being flushed. A lot is happening for the better.

We would like to have two (2) more volunteers for the Compliance Committee. This committee serves the very important responsibility of enforcement behind our rules. These Rules and Regulations exist to maintain a standard of quality, uniformity and harmony within our community.

Additionally, I have been told that you all enjoy a good party from time to time, but that requires residents to step up to the plate and volunteer to re-establish a Clubhouse Committee. Realistically, we can't expect the same handful of volunteers to do everything. It is important to remember that we all should collectively contribute to the community. Remember what we are able to put into this community will be rewarded by what we get out of it. So please consider volunteering for a committee.

By request, I will try to remember to also have a security column every month to keep you all informed of security related issues.

Happy May, enjoy the last of the great weather before the long hot summer arrives.

Letter to the Editor

On March 26, 2019, Theresa Nelson wrote:

Greetings,

It seems that many of us have a general idea about what our security company does. It also seems that many of us don’t really know a lot of the specifics regarding what they should be doing and what they can’t do. I’m wondering if either Gene or a board member can begin to include a security report in Reflections each month. I do recall seeing some things regarding security in previous issues of Reflections.

Perhaps someone could write an article about our security company, what’s expected of them, and tell everyone what they can and cannot do?

On April 15th, Robert Davis, Head of Security responded:

I’d like to see a monthly report. I think a monthly report in Reflections would also allow our community to be aware of what goes on around our beautiful community. Overall, I think people will feel safer but will also know that they need to be aware for their own safety as well.

Theresa

On April 15th, Robert Davis, Head of Security responded:

Thank you for your letter Theresa. Yes you are correct. As VP and Head of Security, I used to write a column every month for the newsletter. In addition to being president, I also wear the cap as Head of Security and thus am the one responsible for all those previous reports. I’ll try to remember to add a security column to my responsibilities. You will notice a Security report in this month’s issue under Board Committees.

Robert Davis, Head of Security
Secretary's Report
Robert Pensabene, Secretary

Here are the highlights in bullet form of topics discussed at the April meetings.

- BSO Report – Deputy Charles Howard reported that car burglaries were on the increase in the surrounding area. BSO immediately put into place an "OPS" Plan for such instances. An unsuccessful attempt was then made at Lake Emerald. Two suspects fled over the fence into a waiting car. BSO pursued and the getaway car plunged into a canal. The two offenders were captured. An unknown third offender was in the car and drowned, LEOA tapes provided BSO documentation to aid in the possible conviction.

BSO reminded owners not to leave anything in their car. Offenders break in to see what they can find. Three guns were stolen in this manner. Do not store guns in your car!

- We have selected CEC as our Engineering company to evaluate all the Lake Emerald Buildings. This includes the roof, parapets and building exteriors. A random selection of units, by CEC, will be inspected to evaluate balconies and interior structural components.

- ENG has been selected to do the extensive electrical work needed to repair the electrical work for the Tennis Court, Gazebo and some related parking lot lighting.

- A new elevator contractor has been selected on a month by month term to service the elevators. Our Elevator Engineer has circulated bids that are our terms for elevator servicing at Lake Emerald. We will no longer rely on standard contracts from vendors.

We're on the look-out!

Owners in Building 111 and in Building 113 get involved!
Who among yourselves would like to become a Building Captain?
Not only is it useful for yourself, it is also beneficial for all your co-residents.
Meetings with the Board Executive are held the last Wednesday of the month!
Thanking you in advance for your participation!

Schedule of Board Meetings

<table>
<thead>
<tr>
<th>Month</th>
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<tr>
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<td>August 12</td>
<td>November 12</td>
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<tr>
<td>June 10</td>
<td>September 9</td>
<td>December 9</td>
</tr>
<tr>
<td>July 8</td>
<td>October 14</td>
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Come join us at the Clubhouse or watch us on Channel 92!
Vice President Report

Cyrus Blakshare

There is so much diversity in this world and Lake Emerald has its fair share. Our residents, both young and old, come from all walks of life and call this place home. It is what makes this community such a welcoming place for a variety of people, cultures and lifestyles. Along with this diversity comes very different needs and desires from our many residents and this requires a means to find a balance. There are occasions where some residents wish for change while others would rather let things be. There are also times when a simple request can be granted and also situations where, depending on what the need or desire may be, they may not be easily applied. Some requests may affect an individual or unit and other requests may affect an entire building or condo. There are yet other requests that could very well affect the entire community. Every effort should be exhausted to find a balance that can provide a reasonable solution which is suitable to all Lake Emerald residents. It also helps to be more accommodating when it comes to compromise.

We are all very different components that come together to create one complete unit that is Lake Emerald. It is because of this that we all must take into consideration what is best for our community as a whole and, on occasion, give consideration towards suggestions that would benefit a smaller group as long as it does not significantly impact the larger community. There will often be a difference of opinion regarding various topics of discussion and that is always a good thing. Those opposing thoughts are what help to create a dialogue which will hopefully lead to a conclusion that may serve in the best interest of everyone affected. It is important that any discussion should be conducted with respect for all ideas presented and that the everyone can freely express their thoughts and opinions. Let’s face it. Not everyone will agree on everything and anything that anyone agrees with will not necessarily suit everyone. Although anything is possible, we can’t have everything. (Now say that ten times fast!) However, what we can have is a consensus by majority. Now you may think that what you just read applies to the Board of Directors. Well, in all honesty, it most definitely applies. However, these words also apply to our residents with consideration to how these changes will affect LEOA and its residents. Most of us are familiar with the process. Moving forward, let us all choose to make decisions that best serve the entire community. After all, it would be the most neighborly thing that we all can do.

Have a walk around our lake one afternoon or evening when most of us are simply enjoying a casual stroll and taking in the tranquility that Lake Emerald provides us. Take in your shared surroundings and observe how your neighbors are enjoying their time here just as much as you. Greeting a passerby and exchanging pleasantries does make the experience that much more enjoyable, doesn’t it? During any given day, there are so many things out there in the world that can hinder one’s peace of mind. However, at the end of the day, one should be able to leave all the weight of the world behind and find some level of relaxation once they return home. As a resident, there will be an occasion where we are expected to provide some assistance with decision making. A decision that will affect all that share this little oasis. Beyond that, we need only to enjoy our pleasant moments of serenity, just like everyone else we may pass while taking a relaxing stroll around Lake Emerald.
Treasurer's Report

Mark Sutera, Treasurer

I have been working with Accountsult in identifying and notifying those owners whose accounts have fallen in arrears. I started with those accounts with the largest balance due and working my way backwards. The next group of letters will be to those owners who have missed one or two payments. If you receive a letter or have already received a letter please note that I understand your frustration in having to go back to your bank statements to confirm or deny the charge. It is best to contact me via email at Accounting@leoacondos.com if you need me to send you any information. I am in the office, at some point in the day, Monday through Friday.

Below is a worksheet that I put together to show water usage per ,000 gallons per building for 2018.

**LEOA 2018 Water Usage**

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<tr>
<th>Bldg</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
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<th>Sept</th>
<th>Oct</th>
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<th>Dec</th>
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<th># of units</th>
<th>Average water usage per unit per year (kilo-gal)</th>
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- The data for Building 112 seems very low and will be checked;
- The average water usage throughout LEOA is 39.66 kilo-gallons per unit per year;
- Water usage is highest in Building 118; then Building in 114; then Buildings in 109, 115, 116 and then in 105. All these buildings are above LEOA's average usage;
- We should all target to be more vigilant in our personal use of water.

Here are easy ways to reduce water usage:
- Check outdoors around the building to see if there is any water dripping/leaking. If so, report this immediately to the office.
- Do not water outdoor plants, shrubs and grass. Let the irrigation system (which is supplied by the lake) do its work.
- Try to avoid long showers.
- As per LEOA Rules and Regulations, never wash your car(s) on the premises.
- Purchase ultra low flow toilets. Oakland Park provides $100 Ultra-Low Flow Toilet Rebate. This system can reduce up to 60% of your annual water usage. You can find out more information on the City of Oakland Park’s website http://www.oaklandparkfl.org or by calling (954) 630-4414.
Delaware Elevator Company was terminated on April 3, 2019. The termination letter was prepared by LEOA's attorney, Jennings & Valancy, P.A.. In the interim, before LEOA chooses another vendor, Oracle Elevator will be the Association's elevator vendor. LEOA has signed a thirty day, renewable every (30) days, contract with Oracle Elevator to service the elevators until a new contract has been signed with a new vendor.

Oracle Elevator has worked on the property during the last few months providing various services/repairs that needed to be done and were not done by Delaware Elevator. Oracle was very easy to work with as well as being very professional, responsive and timely in their responding to LEOA's needs.

The Property Manager and the Board of Directors will be meeting with the Elevator Consultant, Charles Richter of Compass Elevator Consulting Group, LLC.. The purpose of the meeting will be to discuss the elevator situation in Buildings 106 and 115. There are serious maintenance issues in both these buildings that need to be addressed immediately. In addition to these two buildings, an overall game plan will be developed to address the elevators in all the buildings.

The pest-control vendor sprayed the buildings' perimeter for mosquitoes, insects, etc. during the week of April 15th. All unit owners were notified in advance so that they could leave their windows closed and walk their pets elsewhere, etc. The office made sure that the products used were environmentally friendly and did not contain round-up. The vendor also sprayed the lawn areas for fleas as there are so many dogs on the property.

All the work on the tiki huts has been completed. There was an electrical problem on the tiki hut closest to the front entrance requiring reinstalling the electric light in the hut. Since the tiki hut company does not do any electrical work, an electrician was called in to do the work and complete the project.

Ecolo odor control systems finished cleaning and deodorizing all of the trash chutes throughout the property. While Ecolo was doing the "cleaning" part of the project, they also compiled a list of necessary repairs that the trash chutes/trash door/ etc. needed. The management office reviewed the recommended repair items and approved the repairs which were completed.

American Gutter Company has completed the gutter cleaning project.

IMPORTANT!!!

Do not leave any valuables in your car.
When you leave your car, please remove your cell phones, laptops, tablets, purses and briefcases, etc.

MAKE SURE ALL WINDOWS AND DOORS ARE CLOSED AND LOCKED.

As the school year is coming to an end next month, this is the time of year that incidents of this type occur more frequently.

The management offices wishes all of the snowbirds a safe and happy summer!
Committee Reports

Security
Robert Davis

Thankfully, the last few months have been relatively quiet except for a recent rash of events: a car theft from Blg 117; several vehicle break-ins; and an attempted car theft on the west side of Blgs 117/118. In reviewing the case with BSO, it appears that there has been a series of car thefts on the west side of town and nearby used-car dealers. A watch was established by BSO and when they were alerted to suspicious activity in our community, they responded, encountered a getaway vehicle and pursued. Two of the culprits were captured after they crashed into the canal on the west side of 31st and the third body was recovered the following day from the canal. Since then, it has been quiet.

Thus, it is important that we all practice safety first by locking our vehicles and not leaving anything visible. Most importantly, if you see something suspicious, please notify security and 911 should the situation warrant their presence.

Additionally, we know that package theft has become a very common practice throughout the country. A package sitting outside your front door is an inviting target. We have previously recommended that if you are expecting a package and will not be home to receive, it is in your best interest to arrange for a neighbor to retrieve the package for you.

We all need to watch out for ourselves and neighbors. Our security company is working hard to provide us with good, reliable personnel. If we all continue to be eyes and ears for our community, we can continue to be safe and secure in our neighborhood.

Boat Committee
Robert Pensabene and Debra Richardson, Co-chairs

The Boat Committee is now working on a presentation to the Board which will include instructions on properly attaching watercraft to the shoreline, updated storage underneath the office and other exciting proposals for the lakefront.

We anticipate that it will be shown at the May 13th meeting. Many thanks go to our wonderful team that has put in a large amount of work. Walter Cobb, Cyrus Blackshear, Angela Erickson, Larry Fisher, Dean Miller and last, but definitely not least, Sue Williamson. They all provided information based on the varied nature of expertise that we needed on this project. It has been a true team effort and a great experience working with this group.

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Barbara-Ann, Les, Lisa Marie, Leslie, Dee Dee, Jody, Lenora

MEMORIAL DAY
On April 11th, the Rules and Regulations Committee (from left to right in picture: Cyrus Blackshear, Carole McDonough (Chair), Barbara Greenberg, Jerry Holloway and Ron Seifer) submitted the draft proposal of LEOA's 2019 Rules and Regulations to Robert Davis, the Board President.

The mandate of the Committee was to propose to the Board changes required to improve the effectiveness and clarity of the present Rules and Regulations (September 2016's version) in addition to eliminating or creating new rules and regulations that reflect changes within the community. I believe that we have successfully met this mandate.

The committee convened a total of seven times (minimally two hours each time). As well, every committee member had specific mandates to work on outside the meeting times.

The Committee also extended invitations to the Chairs of the Compliance Committee, the Boating Committee, the Web Portal and the Financial Recovery Committee to promote open communication and transparency. In response, these committees suggested pertinent changes to their sections in the Rules and Regulations. The Building Captains were also contacted and provided their feedback.

As Chair of the R&R, I addressed the community at large on three occasions at Board meetings and encouraged residents to provide the committee with their input through various communications on LEOA website and in Reflections Two residents submitted written feedback, one via the President and another through the Chair of the Committee. No "public" attended our meetings.

When submitting the draft proposal to the President, the Committee also offered its services to further participate in discussions and to modify the text in line with the Board's recommendations. We appreciated Robert Davis' prompt response indicating that a digital and printed copy was relayed to the Board Executive to begin the review process prior to presentation to the entire Board for discussion and approval.

As previously reported, once the Board decides on a final version, the work does not stop there! Setting up the infrastructure to ensure the implementation of these Rules and Regulations will require time and energy on the part of many.

The Committee will prepare a PowerPoint presentation to be played on Channel 92 and at the Orientation of new residents. It is also recommended that this same PowerPoint presentation, simple but effective, be shown to the community at large and to key persons working in the community: management, office personnel, maintenance and security so that they be aware of LEOA's Rules and Regulations. This official document will also be online on LEOA website so that everyone at Lake Emerald will be well-informed. At this point, everyone will be expected to live by these Rules and Regulations designed to make living at Lake Emerald pleasant and comfortable and for our mutual benefit.

Rules and Regulations is a living document that should grow and adapt with the organization. All dynamic organizations require the revision of its Rules and Regulations on a regular basis. It is the Committee's recommendation that this be done on an annual basis.

As Chair of the R&R Committee, I want to thank the President for giving us the opportunity of working on this project. I also want to thank the committee members for their involvement. It was a true pleasure to work with all of them.

Respectfully,
Carole McDonough

Web Portal
Robert Pensabene

The input of work orders and compliance issues began in April. We are having difficulty with an old system that has other key information such as the gate entry, car registration, etc. This should be resolved soon since we have the original programmer in to solve the issues. When corrected, we will be able to automate the transfer of the information over to the website.

Software in the office was quite old and has been showing its signs of age. With the implementation of the website, we will be up to date on our automated tools in the office.
Communication Committee

Reflections has a new collaborator! Please welcome Alan Stein, owner in Building 114. Alan is a retired dentist who moved to Lake Emerald from Saint Louis in May 2017 with his partner of 20 years, John Buffington.

Some may have already seen some of Alan's beautiful photographs posted on LEOA residents Facebook (unofficial site). This month's cover page of Reflections shows a picture taken by Alan of a orchid in bloom taken on Lake Emerald's property.

Welcome, Alan! Your many talents will bring some additional beauty to Reflections and to Lake Emerald as a whole.
The LEOA Board of Directors recently established a new compliance committee. In line with Florida statutes, the mandate of the committee is to approve fines and the imposition of the suspension of privileges and the rights to use the common areas for violations of the association's covenants, bylaws, rules and regulations. Fla Stat #718.303(3)b, and Fla Stat #720.305(2) (b).

To date the committee has focused on three projects:

1. Review of the 2005 Compliance Committee fine schedule by updating the fines accordingly.

2. Revision of the current Compliance Procedures as defined in the 2016 Rules and Regulations. We have worked on a draft proposal but are awaiting legal consult to finalize the document. Once this is done and approved by the Board, we will have to update the Compliance Procedures in line with the 2019 changes to the Rules and Regulations.

3. Examination of current complaints filed. As of today (April 15, 2019), we are examining compiled complaints and should be scheduling formal hearings within a few weeks.

Though we are pleased with what we have accomplished to date, there is much work to be done because there was no official Compliance Committee at Lake Emerald for many years. We are still in need of 2 non board member owner volunteers to work with us on our committee.

We will advise of our activities on a periodic basis in a report published in Reflections.
<table>
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**May 2019**
Community Activities

Art Class with Darrell Craig
Wednesday evenings at 7:00 P.M.

Bingo with Charles Slaken
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

Tuesday Night Fun with Cindy Charbonneau
Ping Pong at 6:00 P.M.
Game Night at 7:00 P.M.
Bunko every 2nd and 4th Tuesday of the month

Friday Night Dinner with Chef Kerrisha
Drinks at 6:30 P.M.
Dinner at 7:00 P.M.

Pickleball
Saturday mornings at 9:30 A.M.

Check out the weekly menu posted throughout the community!
On Sunday, March 31st, Angela Erickson and her husband Dean Miller, organized a get-together (with the approval of the Board President) to wish the snowbirds safe travels. The event was held at the tiki hut next to the gazebo. More than thirty people were in attendance. Everyone brought delicious treats to share with one another. Michelle Lee, a newer resident at Lake Emerald, was the "designated" photographer and did a great job to depict the fun everyone had. Thank you, Angela and Dean, for this initiative! Everyone enjoyed themselves!
**May Clubhouse Events**

**Chef Kerrisha** offers you:

- **Thursday Poolside Grill opens before Bingo**
  - May 3th: Grilled Chicken Breast with Lemon Herb Quinoa and Sautéed Spinach $10
  - May 10th: Chicken & Shrimp Paella $12
  - May 17th: Grilled Sirloin Steak with Sautéed Spinach and Roasted Potatoes $12
  - May 24th: Jerk Chicken with Coconut Rice and Peas and Cabbage Slaw $10
  - May 31st: Meatloaf with Mashed Potatoes & Mixed Vegetables $10

*(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

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**Poolside Grill Hours**

- **Thursday**: 6:30 P.M. – 10:00 P.M.  
  - Lunch 1:00 P.M. – 5:00 P.M.  
  - Dinner 6:30 P.M. – 10:00 P.M.
- **Friday**: 6:30 P.M. – 10:30 P.M.
- **Saturday**: 1:00 P.M. – 5:00 P.M.
- **Sunday**: 1:00 P.M. - 5:00 P.M.

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**STARTERS:**

- Fried Mozzarella Sticks - crispy on the outside with real mozzarella cheese on the inside... breaded 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 guacamole **$2.95**
- 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 **$5.95**

**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 - 5 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**
Report Homestead Exemption Fraud

It is important homeowners only pay their fair share of property taxes. Property owners who file false applications to obtain a Homestead Exemption are causing you to pay more in property taxes each year. Why? Because your various taxing authorities, such as the county, city and school board, must equitably divide the tax burden among all property owners within their jurisdictions in order to provide services such as police, fire, and schools. If someone wrongfully claims Homestead Exemption, someone else must pay more to make up the difference.

In an effort to protect taxpayer dollars, our office is always working to identify homeowners in Broward who are fraudulently claiming a Homestead Exemption on their properties. We work with local governments, homeowner and civic associations to help identify exemption fraud. We also rely on anonymous phone and mail tips about potential Homestead fraud.

If you know of anyone claiming Homestead Exemption on a property which is not their permanent residence, we urge you to contact our Department of Professional Standards and Compliance at 954.357.6900 or http://www.bcpa.net/fraudform.asp and we’ll check it out.

You are free to provide your contact information or remain completely anonymous when reporting potentially fraudulent activity to our office.

Property owners who fraudulently obtain a Homestead Exemption may be back taxed for as many as ten years, plus be required to pay substantial penalty and annual interest (50% of the unpaid taxes for each year and pay interest at a rate of 15% per year).

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

Take care,

Marty Kiar, CFA
Community Contacts

<table>
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<tr>
<th>Management and Support staff</th>
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<tr>
<td>Property Manager</td>
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<tr>
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<tr>
<td>Accountsult</td>
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| President                  | Robert Davis             | robert48davis@comcast.net | 954.348.0452 |
| Vice-President             | Cyrus Blackshear          | ceblackshear@gmail.com    | 646.327.6213 |
| Secretary                  | Robert Pensabene         | bobopfl@gmail.com         | 718.938.3084 |
| Treasurer                  | Mark Sutera              | chartera3@comcast.net     | 303.718.3755 |
| Directors                  | Greg Comer               | g0606comer@gmail.com      | 954.292.3712 |
|                           | Darrell Craig            | darrellcraig@mac.com      | 757.561.6146 |
|                           | Angela Erickson          | AngelaErickson57@gmail.com| 954.257.7136 |
|                           | Debra Richardson         | debraterp@comcast.net     | 954.243.6793 |
|                           | Antonio Romero           | tromeroleoa@gmail.com     | 954.773.3677 |
|                           | Michael Weiner           | michaelawiner@gmail.com   | 215.292.8484 |
|                           | Vacant                   |                            |             |

Clubhouse rooms are available

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 receipt 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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FINANCIAL SERVICES
NMLS ID 1566692

ILIANA TEGOV
MORTGAGE BROKER

MORTGAGE BROKER - NMLS ID 1308941
EMAIL: ILIANA@VOGETFINANCIAL.COM
Featured Apartments

114 Lake Emerald Drive #407
2 BR/2 Baths, Some Upgrades, Great Lake Views, unfurnished.
Listed $142,000

117 Lake Emerald Drive #407
2 BR/2 Baths, Upgraded, Great Lake Views, unfurnished.
Listed $165,000
Pending Sale

May 2019

For Sale

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Complete inventory of Lake Emerald listings. Visit:
www.lakeemerald.com
Supplied by IDX

ALL BROWARD INVENTORY www.homefindersmap.com