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Lake Emerald's ONLY Broker/Agent team

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

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

RECENTLY SOLD

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OFFERED FOR SALE

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NOW PENDING!

Under Contract.
Building 112 Unit 105
Pending sale at $139,800
YOU COULD HAVE YOURS PENDING TOO!
CALL MARK NOW AT 954-600-2391

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 954-600-2391 TODAY

2 REFLECTIONS OF LAKE EMERALD
Like something you saw in Reflections?  
Got an idea for a story?  
Leave a voice mail at 954.489.8275  
or send a Letter to the Editor at  
reflections@leocondos.com!  
We welcome your constructive criticism.  

Carole McDonough and Steven Henderson  
Communications Committee

Maximum profit joy and professionalism  Minimum time stress and work  
I am here to serve the real estate needs of my Lake Emerald neighbors  

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michaelawiner@gmail.com  
Cell/Text 215 292 8484  
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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@leocondos.com and you'll receive each issue of Reflections, in electronic version, as soon as it is published.
President's Report

After a hot and humid summer, we are approaching our election season. I would like to thank everyone for the support on the 2017–2018 administration. It is my understanding that, as a community, we have achieved successes in many areas throughout the year. Of course, we are still having unresolved issues and some pending actions are in the process of conclusion but, that is part of any administration and of our daily lives.

I, personally, would like to invite everyone to volunteer and offer their abilities for the betterment of our community. At the time of this publication, everybody should have received the election package at home. Your help is welcomed and is needed and is essential for the future of the community.

We will be handling the next year's budget soon. It is very important that proxies for partial, zero or full funding completed and returned by the due date.

This is a State of Florida requirement and the process has to be done every year. If a majority is not obtained, full funding is automatically implemented. So we need a majority per condo and also a majority for Lake Emerald Master Association. Let me remind you that Lake Emerald Association's budget is divided in seven condos plus one Master budget.

Best regards and thank you,
Alexandre Grillo

Sitter Needed

I'm looking for someone (ideally retired) during the few days/week that I am away to spend time with two 5 lbs dogs who do not bark. If interested, please contact Linda at (954) 275-9890.

YOUR HOUSE WILL ALWAYS LOOK IT'S

Absolute Best

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by MILCLEAN USA
We provide high quality cleaning services for your home, and we have more than 20 years of experience making different areas look new and fresh again
CONTACT US:
(954) 482 6473

GET $10 OFF ON YOUR NEXT CLEANING
When you give us a POSITIVE REVIEW on Google*

GET $15 OFF ON YOUR NEXT CLEANING
When you refer a FRIEND to our company**

GET $15 OFF Your first residential cleaning

HIRING OF MILCLEAN AGREEMENT

This coupon is accumulative and expires 7 days after this cleaning / valid one per each 3 month per client / **This coupon does not expire / no limit of discount.

All of our cleaners have signed a “Non-Compete Agreement” with MILCLEAN USA. Therefore, they are prohibited from soliciting business from any client on his/her own behalf or on behalf of any third party during their employment with MILCLEAN USA or for (2) two years following leave or termination of employment, without written approval from MILCLEAN USA. Therefore, you agree not to hire past or present cleaning members of MILCLEAN USA for a period of not less than 2 years from the date the team member last worked in your house.

A great deal of time and resources are put into hiring and training our staff. Therefore, in the event you feel you must hire a team member of MILCLEAN USA in spite of this agreement, then a $2,500 placement fee is due immediately upon employment of the past/present team member. Regardless of whether the employment is regular or on a contract basis, in this event and event is not received within 30 days, written notice and an account requires legal or collection action. Client/homeowner agrees to pay all cost of collection without limitations for reasonable attorney fees, interest on past due amount, court costs, and all collection costs. Moreover, MILCLEAN USA reserves the right place a lien and or a judgment upon your primary or rental home for a delinquent payment and you the homeowner agrees to pay all legal fees and time spent for remedy.

4 REFLECTIONS OF LAKE EMERALD
Property Manager's Report

At the Board meeting next Monday, September 24, the Board of Directors will be discussing the Pickleball amendment as well as the amendment limiting the number of absences from BOD meetings that a Board member can have. It is anticipated that after this Board meeting, the "content" of these amendments will be in acceptable form to send to the Association's attorney for him to be able to prepare the amendments. After the amendments are prepared, the Association's office will mail the amendments to unit owners.

RCH Lawn Maintenance, the Association's Landscape contractor, will be enhancing both the front and rear entrances to the property by adding several yards of river rock/egg rock to these areas. In addition to the front and rear entrances, RCH will be enhancing the appearance of the roundabout by removing weeds and unsightly roots, and the addition of no maintenance river rock to this area.

Keep Your Dog On A Leash.

LEOA's Rules & Regulations clearly state that dog owners are, AT ALL TIMES, to keep their dogs on leashes, of no more than (6) feet in length. There are many reasons that this rule is in effect. This rule will help to keep your dog safe from speeding cars. It will also assist in helping you control the dog. Also, of great importance to the Association, this rule will diminish the chances of your dog biting people. In the last two months, the Association has been sued two times for dog bite instances. These law suits can be very costly to the Association in terms of legal fees incurred as well as insurance premiums paid by the Association for its liability coverage.

LEOA has hired ACCOUNTSULT, an accounting-bookkeeping company, to take over its accounting bookkeeping functions. ACCOUNTSULT will be handling all of the Association's account receivables-payables, payroll, preparation of monthly reports, etc. They will be sending a letter to all unit owners further explaining all accounting-bookkeeping functions that they will be doing for the Association. LEOA will be closing its on-site accounting office on October 15, 2018.

The Association's budget committee, along with ACCOUNTSULT, the Association's new accounting-bookkeeping company, has been very busy preparing the 2019 budget. The new budget should be completed by early next week and mailed to unit owners immediately thereafter.

LEOA's 2017 annual audit is almost completed. After its completed, all unit owners will be notified and will be able to pick up a copy of the audit.

Thank you, Gene Kronick, Property Manager

Letter to the Editor

On September 14th, 2018, Manon Bergeron wrote:
"Dear Editor, I often see posted on Lake Emerald Residents Facebook extraordinary pictures of our community taken by our residents. I would like to suggest that you extend an invitation to all residents asking them to forward some of their most beautiful and scenic pictures of Lake Emerald to you. In that way, you could include them on Channel 92 for all to see".

Great idea, Manon. I extend an invitation to our professional and amateur photographers alike to send their most beautiful pictures (of Lake Emerald) to reflections@leoacondos.com and I will try to include as many pictures as possible on Channel 92.

Let me remind readers that besides viewing the Board of Directors' meetings on Channel 92, residents can also enjoy viewing the beauty of our community: be it the lake and beach, the sunsets, wildlife, nature and the amenities. More than 420 pictures coming from a variety of sources (thanks to all those who contributed) are presented on a loop.

Thanks again, Manon, for the great idea!
Carole McDonough, Editor of Reflections
Security
Robert Davis, Vice President & Chair of Security

I would like to begin with the good news that security-wise things have been quiet for the most part and hopefully that trend will continue. It takes a combination of our security guards doing their jobs properly and residents taking the measures necessary to protect themselves, property and their neighbors as well. I don’t think I need to document the various dos and don’ts for the umpteenth time but just continue to be aware and report suspicious behavior.

On another topic I am happy to report that the newly organized clubhouse committee, by the time this goes to print, will have had their first organizational meeting. Congratulations to Marcia Rose and Paulette Chen for volunteering to act as co-chairpersons for this important committee. We wish them the best of luck and look forward to some exciting social events in the future.

Last but not least, I think you all are all wet and not just drips. I better explain myself before I drown in criticism. In crunching numbers for the upcoming budget for next year, YOU are on target to spend a community wide average of $98 per month, per unit for water. Yup that’s about 20% (give or take) of your monthly maintenance fee. So what can we do about this? If you have not already installed low flow toilets in your unit, then you should do so at once. The rebate program through Oakland Park is still available. Additionally you should go through your unit and check that you do not have any dripping faucets or leaky toilets and if so please get them repaired. One faucet dripping one drop every 4 seconds will waste over 500 gallons a water per year. A leaky toilet can waste anything from 30 to several hundred gallons a water per day. While you are reviewing the plumbing in your unit, it would be wise to examine all the shut off valves to verify they are in good condition and have been replaced from the originals that were installed some 30 to 40 years ago. There have been an increase of water valve failures recently that have resulted in damaging multiple dwellings simultaneously, resulting in repair costs that far exceed the investment costs had one updated their plumbing. If you are a renter, please contact your landlord and insist that they do the proper repairs.

I know everyone would like to reduce their expenditures which are difficult when prices are always rising. Yes it may cost money to update your plumbing but the savings are a good return on your investment. I wish everyone a great October and I’m sure we are all eagerly awaiting the first “cold front” Florida style.
ELECTIONS 2018-2019
Mark these dates on your agenda....

- **September 28, 2018**: Any unit owner desiring to be a candidate for the board must submit a written request to the Secretary (this is no later than 40 days prior to the election).

Candidates will be notified within five (5) days from the association’s receipt of the notice above. Only candidates who submit their written request by September 28 will have their names on the ballot, which will be mailed out with the Second Notice of Elections. Candidates are subject to a criminal background check.

- **October 5, 2018**: Candidates must submit their candidate information sheet (resume) by this date if they wish to have their skills, experience/background included with the second notice of election.

- The Second Notice will be mailed 15-20 days prior to the election.

- **November 8, 2018** at 8:00 pm at the Clubhouse - Election

CAST YOUR VOTE FOR THE NEW BOARD
It is your right as well as your responsibility to vote!

The Board of Directors plays the essential role of administering (and not managing) all aspects of Lake Emerald. Contrary to a manager who oversees the day-to-day operations, the role of the Board of Directors is complex. Not only does it require that the Board achieve specific identified goals to optimize the human, material, financial and technological resources of our $3M annual investment, it also requires that the Board has a **Strategic Vision** for the future.

This being said, our duty as owners in this community is to vote for (up to 11) individuals not only with a track record of involvement but, moving forward, for persons with expertise in specific areas such as in strategic planning, management, engineering, etc.. It does not suffice to vote for a friend of a friend of a friend. For example, when you invest your hard-earned money, you do not place it in the hands of a good friend just because (s)he’s a friend. Instead, you consult the experts to get the best bang for your bucks!

Each and every Board member should demonstrate the capacity:
- to listen, exchange and disseminate information in a positive manner based on respect and trust;
- to participate actively and creatively (thinking outside the box), building from ideas of one another and challenging others and their ideas in a respectful manner;
- to adapt, initiate and implement strategies to meet the challenges generated by perpetual changes; and,
- to think strategically by anticipating, being on the lookout and making valid sound projections for the future.

In the next years, we will be confronted with numerous new challenges requiring that each and every Board member has **the interest and the ability to work together** to strategically develop and implement a vision for the betterment of our community.

**Please VOTE for the best candidates to do this! It is your Right and your Responsibility!**

Carole McDonough, 105-112
Community Activities

This Month's Featured Artwork offered by Bo Sebastian & David Menton

Game Night

JOIN US FOR GAME NIGHT!

Join the fun, come meet your neighbors, get away from your daily toils...

Join us at the Library on Tuesday evening at 7:00 P.M.

For more information, please contact:
Jackie Colon (305) 804-8262 or Cindy Charbonneau 303-718-3756 Chartera3@Comcast.net

Bingo

Every Thursday evening
Doors open at 6:45
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
A yoga instructor for 29 years, Bo Sebastian (117-108) teaches a gentle approach to stretching, fitness, and meditative standing poses fit for anyone to enjoy.

Classes are held every Wednesday at 9:00 A.M. for 45 minutes at the Clubhouse. All are welcome!
Pickleball lines on the tennis courts

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 the 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 owners' approval. In the near future, owners will receive 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 two tennis courts for the use of Pickleball) 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
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October 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.
  - October 5th: Chicken Pot Pie $10
  - October 12th: Shrimp Scampi Fettuccine $12
  - October 19th: Braised Chicken with Mashed Potatoes $10
  - October 26th: Beef Bolognese with Spaghetti & Garlic Rolls $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

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... 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 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 - c5 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
Mario Lebert
Handyman / On Premise

Building 113
754-308-4816
marioptown1@gmail.com

Currently for Sale

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<td>$134,900</td>
</tr>
<tr>
<td>105 Lake Emerald Drive #408</td>
<td>1/1</td>
<td>$130,000</td>
</tr>
<tr>
<td>111 Lake Emerald Drive #202</td>
<td>2/2</td>
<td>$129,900</td>
</tr>
</tbody>
</table>

For Rent

Building 117 Apt 110
2 Bedroom - 2 Bath Condo
Granite Countertops
Tile Floors
Washer & Dryer
$1,500.00 per month
765-438-0610

I get the job Dunne!

Just Sold ... Is Your Home Next?

<table>
<thead>
<tr>
<th>Address</th>
<th>Bath</th>
<th>Price</th>
</tr>
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<tbody>
<tr>
<td>106 Lake Emerald Drive #414</td>
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<td>116 Lake Emerald Drive #210</td>
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<td>$180,000</td>
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<td>111 Lake Emerald Drive #405</td>
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<tr>
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<td>105 Lake Emerald Drive #501</td>
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<tr>
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<tr>
<td>113 Lake Emerald Drive #401</td>
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<td>$143,000</td>
</tr>
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<td>118 Lake Emerald Drive #201</td>
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<td>$142,000</td>
</tr>
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Maggie Dunne, Realtor®
RE/MAX
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954-249-3068 ~ maggiej Dunne@gmail.com ~ JustAskMaggie.com

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
Community Contacts

Management and Support staff

<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
<th>Email</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Manager</td>
<td>Gene Kronick</td>
<td><a href="mailto:management@leoaconsdos.com">management@leoaconsdos.com</a></td>
<td>954.735.1718 ext. 101</td>
</tr>
<tr>
<td>Office Manager</td>
<td>Rosa Santiago</td>
<td><a href="mailto:office@leoaconsdos.com">office@leoaconsdos.com</a></td>
<td>954.735.1718 ext. 100</td>
</tr>
<tr>
<td>Receptionist</td>
<td>Christine Guyadeene</td>
<td></td>
<td>954.735.1718 ext. 103</td>
</tr>
<tr>
<td>Accountant</td>
<td>Roudlie Mesamours</td>
<td><a href="mailto:accounting@leoaconsdos.com">accounting@leoaconsdos.com</a></td>
<td>954.735.1718 ext. 102</td>
</tr>
<tr>
<td>Maintenance</td>
<td>Guillermo Ramirez</td>
<td><a href="mailto:maintenance@leoaconsdos.com">maintenance@leoaconsdos.com</a></td>
<td>954.735.1718 ext. 100</td>
</tr>
<tr>
<td>Security</td>
<td></td>
<td><a href="mailto:security@leoaconsdos.com">security@leoaconsdos.com</a></td>
<td>954.497.1549</td>
</tr>
<tr>
<td>Clubhouse Dining</td>
<td>Chef Kerrisha Chen</td>
<td><a href="mailto:chenkerrisha@gmail.com">chenkerrisha@gmail.com</a></td>
<td>954.825.8744</td>
</tr>
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Board of Directors

<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
<th>Email</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>President</td>
<td>Alexandre Grillo</td>
<td><a href="mailto:alexandregrillo@yahoo.com">alexandregrillo@yahoo.com</a></td>
<td>954.805.5805</td>
</tr>
<tr>
<td>Vice-President</td>
<td>Robert Davis</td>
<td><a href="mailto:robert48davis@comcast.net">robert48davis@comcast.net</a></td>
<td>954.348.0452</td>
</tr>
<tr>
<td>Secretary</td>
<td>Robert Pensabene</td>
<td><a href="mailto:bobopfl@gmail.com">bobopfl@gmail.com</a></td>
<td>718.938.3084</td>
</tr>
<tr>
<td>Treasurer</td>
<td>Greg Comer</td>
<td><a href="mailto:g0606comer@gmail.com">g0606comer@gmail.com</a></td>
<td>954.292.3712</td>
</tr>
<tr>
<td>Directors</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Darrell Craig</td>
<td></td>
<td><a href="mailto:darrellcraig@mac.com">darrellcraig@mac.com</a></td>
<td>757.561.6146</td>
</tr>
<tr>
<td>Joseph Dibbs</td>
<td></td>
<td><a href="mailto:jmdibbs@yahoo.com">jmdibbs@yahoo.com</a></td>
<td>954.305.2934</td>
</tr>
<tr>
<td>Petal-Dawn Loubert</td>
<td></td>
<td><a href="mailto:pdstaples3@gmail.com">pdstaples3@gmail.com</a></td>
<td>954.547.8510</td>
</tr>
<tr>
<td>Debra Richardson</td>
<td></td>
<td><a href="mailto:debraterp@comcast.net">debraterp@comcast.net</a></td>
<td>954.243.6793</td>
</tr>
<tr>
<td>Antonio Romero</td>
<td></td>
<td><a href="mailto:tromeroleoa@gmail.com">tromeroleoa@gmail.com</a></td>
<td>954.773.3677</td>
</tr>
<tr>
<td>Linda Thompson</td>
<td></td>
<td><a href="mailto:thompsonl57@yahoo.com">thompsonl57@yahoo.com</a></td>
<td>954.205.5217</td>
</tr>
</tbody>
</table>

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 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.

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ILIANA TEGOV
MORTGAGE BROKER
MORTGAGE BROKER - NMLS ID 1308941
EMAIL: ILIANA@VOGETFINANCIAL.COM
Featured Apartment
113 Lake Emerald Drive #104
2 BR/2 Baths, Completely renovated, Ground Floor, Great Lake Views, unfurnished.

Listed $154,900

October 2018

For Sale

<table>
<thead>
<tr>
<th>From</th>
<th>To</th>
<th>Price</th>
<th>Rooms</th>
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Recently Closed

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<td>179,900</td>
<td>2/2</td>
</tr>
<tr>
<td>105/213</td>
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<td>173,000</td>
<td>2/2</td>
</tr>
<tr>
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<td>169,900</td>
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<td>2/2</td>
</tr>
<tr>
<td>109/206</td>
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<td>2/2</td>
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Rentals

<table>
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</table>

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www.lakeemerald.com

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