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Dear Lake Emerald Owners and Residents,

We are entering into a very good market at this time of year. Sales always pick up considerably in October. Prices are steadily rising, and will continue to do so.

If you’re thinking of buying or selling at Lake Emerald, ALWAYS call Christine. NOBODY has sold more of Lake Emerald than Christine!

RECENT LAKE EMERALD SALES

115/206  SOLD AND CLOSED AT $133,100
113/110  SOLD AND CLOSED AT $120,000
113/104  SOLD AND CLOSED AT $106,500
117/102  SOLD AND CLOSED AT $116,500
106/410  SOLD AND CLOSED AT $110,000 (1 bedroom)
115/406  Under Contract - was listed at $145,000
118/310  Under Contract - was listed at $129,900
118/103  Under Contract - was listed at $127,900
110/403  Under Contract - was listed at $199,900

Remember to call Christine for the help you need before, during, and after you buy or sell a home!
Progress and Achievements

We are happy to bring you greetings on behalf of the Board of Directors. It is a pleasure to share with you the strides which we have already made during the relatively short time that we have been in office. We have taken our appointments very seriously and are pursuing our goals with much determination and focus as we take pride in working towards the upliftment of the Lake Emerald Community while creating safer and more comfortable surroundings.

Since taking over office, we had highlighted the vision of Lake Emerald attaining a Country Club status. Towards this end the executive has targeted a number of key areas for further development which involves a structured channeling of resources. The management of the process is a primary concern as we seek to ensure that we receive the maximum value for our money, while observing our timelines.

In order to update our management and control systems in line with our projects and routine activities we have recognized the need to identify the most appropriate technological tools. We are therefore seeing to the acquisition and installation of a new accounting software as well as a new property management computer program. It is expected that these will allow us to keep track and monitor the assets of Lake Emerald while improving accountability at all levels.

As a part of our upgrading thrust, the Board took a decision to contract an engineer for the enhancement of the gazebo and boardwalk behind Buildings 105 and 106. In addition, lights will be installed behind these two buildings. Our awareness of promoting wellness and physical fitness among our residents has also led us to commence the process of acquiring new equipment for the gym as we seek to upgrade these facilities. Amidst all of these accomplishments, we are seeing to the readiness of the Community’s infrastructure in anticipation of the 40 Year Inspection of Lake Emerald.

Security is another very critical element of the Board’s agenda and we are making every effort to ensure that Lake Emerald benefits from the best possible security service as the safety and protection of the community is a top priority. In this regard we are presently vetting security companies while we await bids from other providers. We will keep you updated on the progress towards identifying the security solution which will give us the peace of mind at Lake Emerald which we all deserve.

We are most pleased to tell you that our initiative to host monthly forums was well received and considered successful by attendees of our first such meeting. As explained previously, these sessions are held by the President and Vice President to provide a platform for residents to ask questions and present their views and suggestions prior to the executive board meetings. We welcome the opportunity to hear from our neighbors as we endeavor to address their concerns and represent their interest.

We extend a big thank you to everyone who made this a very successful and productive month.

Joseph Dibbs
President – LEOA

Lou Papa
Vice President - LEOA
Landscaping Committee... beauty in the works!

Having mostly completed all our 2015 LEOA’s Beautification projects, we are now focusing on the 2015 condo-specific projects. We are in the planning stages of obtaining proposals for the areas on the sides of each building. Please refer to the Landscaping Short and Long-term Plan in the Management office to see the projects for your condo.

Per our request to the Budget committee, we wish to thank the Board of Directors for voting to approve our requested increase in the Beautification budget of $20,000 for next year.

As reported in last months newsletter we have removed 3 trees on our property with the approval from Oakland Park’s Code Enforcement. We are in the process of obtaining 3 Oak Trees as the replacement for the removed trees as per Oakland Park’s Code Enforcement guidelines.

We have also requested from the budget committee a new item designated for tree removal in the amount of $10,000 for 2016’s budget. With the age of many of our trees here at Lake Emerald, both hardwood and palm, it is wise to consider having a buffer for future expenses.

With 2016, a mere 3 months away, the landscape committee is requesting that residents please give us your input with landscaping ideas that you may have for further beautification of our Lake Emerald property. Please forward your ideas to either the property manager, Darlene Viverette or Hal Klepper @ samnalf@aol.com.

The next Landscaping Committee meeting is scheduled for Tuesday, October 6. All are invited to attend. Should you have any comments, either positive or constructive, please do not hesitate to contact us or to attend the meeting.

Thank you,

Harry Cole and Hal Klepper
Co-chairs of the Landscaping Committee
Media Committee Report

To All Residents Using The 44th Street Entrance

Residents using the 44th Street gate it is very important to follow these guidelines. After the arm raises and the gate opens...please make sure that you don’t allow anyone waiting behind to get through the gate by tailgating. Slowly drive through and stop until the arm goes completely down before driving any further. This will maintain the security at that gate and will also prevent the gate from remaining open so that anyone can drive through. If there are two cars waiting to go through the gate, the second car must wait until the arm is completely down before pressing their clicker. Please follow these simple rules to protect the security of our beautiful home.

If you want up to the minute information on what’s going on at Lake Emerald, then don’t forget to check out the website at www.leoacondos.com. Please be advised that an audio CD recording of LEOA Board meetings is available upon request from the office. Contact Rosa in the office if a you would like a copy made. If you wish to sign up to receive the Reflections newsletter via e-mail, please submit your name, bldg/unit#, and e-mail address to reflections@leoacondos.com

With Kindest Regards
Denise Bednarek
CLUBHOUSE HAPPENINGS

Hours For October:
Thursday: 6:00 PM - 9:00 PM

Every Thursday Night
6:00PM—9:00PM

Special Thanks to: The Clubhouse Committee (Stephen Grubb)
Also to: Jeffery Forrest for Bingo

The Board is working to reopen the Clubhouse as soon as possible

BINGO

COMPUTER SAVVY LOCAL REQUIRED
(954) 485-2765

LAKE EMERALD RESIDENT NEEDS COMPUTER SAVVY LOCAL TO ASSIST ME FROM TIME TO TIME. WILL PAY $25 AN HOUR FOR QUALIFIED ASSISTANCE. CONTACT FRED AT 954-485-2765

6 Reflections of Lake Emerald
FOOD DRIVE
TO SUPPORT OUR COMMUNITY FERAL CATS
We ask for your help.

Let’s show how much we care for our cats.

We are looking for specific items:

Food:  - At this time we need more canned cat food
       Friskies wet cat food. 13oz & 5.5oz
       - Unopened bag of dry cat food (any
         brand as long as it is Complete Formula.)

We also need supplies:
- Paper plates 6” to 8” diameter.
- Plastic spoons.
- Pet safe Cleaning Products to clean the feeding area.

Thank You to all of those who so generously responded last month and made the cat food drive a great success. Please continue, donations are always welcome.”

Please drop food and supplies at the LEOA Office  c/o:  Jim Basta during open office hours.
When ONLY the Best Will Do, Call Lake Emerald’s ONLY Broker/Agent Team!
Tour the MLS & Visit Us on the Web at www.hirstlarsenhomes.com

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

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

Lake Emerald Activity as of August 30th, 2015.

One of the most important things you can do to help manage the risk of volatile markets is to diversify. While it won’t guarantee you won’t have losses, it can help limit them. Call Mark Hirst now to hear how this can benefit you!

Serving all buyers & sellers needs in Lake Emerald, as well as coastal communities from Fort Lauderdale to the Palm Beaches.

FEATURED LISTINGS FOR LAKE EMERALD:
Listings below represent the “best value for money” listings of the month in Lake Emerald. Call Mark Hirst now for information on many other additional listings from bare bones bank owned, at around $80,000 to well-appointed remodeled homes at over $165,000. I have the home that fits your needs!

JUST RELEASED 115/110 AT ONLY $134,900!!***FIRST FLOOR CORNER UNIT WITH PANARAMIC VIEWS.LUXURIOUS REMODEL. NEW KITCHEN W/EXOTIC SLAB GRANITE, BATHS, APPLIANCES , WIDE CROWN MOLDING DONE RIGHT, BASEBOARDS TO MATCH, SMOOTH CEILINGS, NEW ELECTRICS T/OUT CHANNELED INTO SLAB……NO SWAGS HERE! INSIDE W/D.PORCELAIN FLOORS. BE THE FIRST TO PREVIEW, OWN & LIVE IN THIS BRAND NEW REMODELED HOME. NEUTRAL DESIGN & AMAZINGLY PRICED. WELL BELOW MARKET. SEE THE REST, THEN BUY THE BEST! VOTED BEST VALUE 2015!!

OFERRED FOR SALE: BEST DEALS!!

| 115/109 | $155,000 |
| 110/105 | $148,000 |
| 115/308 | $139,999 |
| 115/110 | $134,900 (VOTED BEST VALUE 2015!) |
| 118/109 | $130,000 |
| 114/310 | $129,000 |

RECENTLY SOLD:

| 112/106 | $141,500 |
| 117/106 | $139,000 |
| 118/310 | $125,000 |
| 118/410 | $122,000 |
| 117/102 | $116,500 |
| 118/103 | $115,000 |

RENTED:

| 114/405 | $1,400 |
| 109/302 | $1,300 |
| 109/204 | $1,295 |

CALL MARK HIRST (954) 600 -2391
List with the best representation South Florida has to offer!! We go the extra mile, even after the sale has closed. Representing both buyers & sellers. When ONLY THE BEST will do!
Manager’s Report

*It is a busy and exciting time at Lake Emerald.*

The proposed budget has recently been mailed to all unit owners. When you get your packet, PLEASE open it, read it, complete your proxy and return it to the office in the self-addressed, stamped envelope prior to the Annual Budget Meeting set to be held on Monday, October 26, 2015 at 7 PM. Remember, if enough proxies are not returned by that date and time, the BOD will be required to pass the budget with fully funded reserves greatly increasing your monthly maintenance.

A Building’s Captain Meeting is scheduled for Thursday, October 29, 2015 at 7 PM in the office building. All Building Captains are encouraged to attend and bring any and all questions, comments and concerns about your building and its surrounding areas.

Maintenance has been sprucing up the property with painting the street curbs, painting much of the interior of the clubhouse as well as the outside entrance to the clubhouse. They have also removed some dead or dying smaller bushes, trees and the like. Pressure cleaning and painting the concrete portion of the perimeter fencing walls has also been on their agenda.

Did you know: pets cannot weigh more than 25 pounds and live at LEOA and only two per unit, all boats and watercraft must be moored at least 25 feet from the shore and cannot be moored at the beach area, balconies and patios are to be kept in a neat and orderly manner and not to be used as a storage space, if you are planning renovations in your unit there is a process to follow and necessary permits must be pulled, the speed limit on LEOA property is 15 MPH, there are recycling bins at each building and you are encouraged to recycle. These are just a few “did you know”, more to come.

Since you live, work and play in Oakland Park, why not request a copy of Oakland Park Live Magazine to keep abreast of what is being sponsored by the City. Call 954-630-4500 or stop by City Hall and pick one up.

The email contact board@leaocondos.com has been suspended. If you need to reach Board members their email addresses are listed in Reflections or you can email management@leaocondos.com and your email will be forward to the Board at your request.

It’s not “trick or treat” but all treats for the residents of Lake Emerald Owners Association ... where your friends can become your neighbors and your neighbors can become your friends.

Darlene Viverette, CAM  
General Manager  
Lake Emerald Owners Association  
108 Lake Emerald Dr.  
Oakland Park, FL 33309  
O: 954-735-1718  F: 954-497-1541  
management@leaocondos.com  www.leaocondos.com
COMMUNITY CONTACTS

MANAGEMENT OFFICE

Property Manager
management@leoacondos.com  (954) 735-1718 Ext 201

Office Manager Rosa Santiago
office@leoacondos.com  (954) 735-1718 Ext 200

Bookkeeper Stella March
accounting@leoacondos.com  (954) 735-1718 Ext 202

Security
security@leoacondos.com  (954) 497-1549

LAKE EMERALD OWNERS ASSOCIATION INC.
BOARD OF DIRECTORS
board@leoacondos.com

PRESIDENT Joseph Dibbs
jmdibbs@yahoo.com  (954) 305-6766

VICE-PRESIDENT Lou Papa
andy3oaks@aol.com  (954) 303-3872

SECRETARY Michelle Gordon
rmn1964@comcast.net  (954) 485-6046

TREASURER Betty Twyman
bettytwyman@comcast.net  (954) 632-0787

DIRECTORS  E-MAIL ADDRESSES

James Basta - jim201@comcast.net  (954) 829-0299

Ciro Nessuno - cnessuno@aol.com  (954) 567-3800

Fred Langevin - 22libra@comcast.net  (954) 484-1786

Petal Dawn Loubert - pdstaples3@gmail.com  (954) 547-8510

Anne Morganstein - steinmorgan@att.net  (954) 484-9751

Peg Boorse - pegboorse6462@comcast.net  (856) 904-4746

Frieda Chervin - cherfri105@aol.com  (954) 739-8935

COMMITTEES

CHAIRPERSON

Budget Committee
Frieda Chervin

Building Rep. Committee
Miro Zelof

Clubhouse Committee

Compliance
Lou Papa

Gym
Jim Basta

Landscaping Committee
Harry Cole

Media/Channel 92
Jim Basta / Denise Bednarek

Orientation & Screening
Betty Twyman / Jerry Holloway

Oversight
Jeffrey Forrest

Painting & Power Washing
Ciro Nessuno

Reflections
Jim Basta

Re-piping
Dr. Sam Elia

Rules and Regulations
Betty Twyman

Security

Vacant Land
Hal Anderson

Wildlife
Richard Stanley

BUILDING REPRESENTATIVES

Name  Bldg / Unit

Barbara Greenberg  105 / 312

Harry Cole  105 / 813

Luis Paez  106 / 205

Gil Toner  109 / 306

Maryann Gioia  110 /

Vacant  110

Miro Zelof  111 / 204

Ilona & Bob Kirkpatrick  112 / 206

Carolyn Starin  113 / 206

Dorothy Chestnut  114 / 402

Albert Robinson  114 / 407

Vacant  115

Michelle Gordon  116 / 205

Isaac Kenny  116 / 103

Sam Mashiah  117 / 307

Douglas Comegys  117 / 207

Edward Ciolko  118 / 404

Office Hours

Monday  8:30 AM - 5:00 PM
Tuesday  8:30 AM - 5:00 PM
Wednesday  10:00 AM - 7:00 PM
Thursday  8:30 AM - 5:00 PM
Friday  8:30 AM - 5:00 PM

Office is closed from 1:00 to 2:00 PM daily and on Saturday and Sunday

Contact Jim Basta
board@leoacondos.com

Publishing Deadline: The deadline for submissions is the 24th of each month

www.leoacondos.com Contact board@leoacondos.com

10 Reflections of Lake Emerald
Clubhouse rooms are available to rent for private functions.

Contact The office at 954-735-1718 EXT. 200 or office@leoacondos.com

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. Reservations will be CONFIRMED only upon receipt of the rental fee and the deposit, which must be received by the Management Office at least one (1) week prior to the reservation date. 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.

SCHEDULE OF FEES: Fees can be seen by contacting the Clubhouse Manager.

(Rental and Deposit must be written in two (2) separate checks or Charge card)
Rooms to be rented:
Main Ballroom
Auxiliary Ballroom
Card Room
Game Room

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Advertise in Reflections

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<th>Size</th>
<th>1-Month</th>
<th>3-Months</th>
<th>6-Months</th>
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<td>$413</td>
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Acceptable Formats for Newsletter, FOR PRINTED ADVERTISING: Electronic formats: PDF or JPG, Graphics files should be 300 dpi for print advertising. Please email Art files to: Courtney@bcgraphicsfl.com or Call with Questions 954-970-7273 BC Graphics, Inc.

To Advertise in Reflections Newsletter Please Contact Courtney Becker at 954-970-7273
To Advertise on our website and channel 92 or all three venues please Contact Denise Bednarek-denise.bednarek@gmail.com

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CLUBHOUSE HOURS:

Thursday 6:00 pm to 9:00 pm  BINGO
**FOR SALE - ASKING PRICE**

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<tr>
<th>Address</th>
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<th>BR</th>
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**RENTALS**

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**PENDING SALES**

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**RECENTLY CLOSED**

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Direct From MLS/IDX Information

**#1 AGENT ON PROPERTY**
**OVER 368 TRANSACTIONS**

For a full inventory of listings Visit [www.lakeemerald.com](http://www.lakeemerald.com)

e-mail: 22libra@comcast.net
Phone: 954-484-1786 • I Live Here

An all Broward Realtor [www.homefindersmap.com](http://www.homefindersmap.com)

Fred Langevin
22libra@comcast.net