

A message from your Board...

The month of May is a time we think of Spring and change. In the spring, seeds take root and vegetation begins to grow. The weather is warmer and often wetter. Animals wake or return from warmer climates, often with newborns. In our location, many of our seasonal residents return north to cooler climates and when the weather turns cold, they return again to their home in Lakeridge Falls. I have seen many butterflies this past week as they are traveling here or further north. Many birds are flocking to go back north and that includes many human "Snowbirds". We have seen our restaurants and road traffic diminish. We are saying a temporary goodbye to our friends locally. They will be missed, and we wish them well and safe travels.

Here are a few steps that can be taken to dramatically reduce the possibility of returning to a bad situation.

- Mold can be an issue if one doesn't consider the hot and humid weather. One needs



to set their air conditioning to 82 degrees and set the fan to "Auto". Do not set your air conditioning to off!

- If you have a humidistat, set it to 55% RH. You might want to check with your air conditioning provider for any other required settings.
- Open room and closet doors so that you get the best possible air circulation.
- Counteract the potential mold growth inside dishwashers and washing machines by leaving their doors open so they can dry out.
- Be sure to talk to Pest Control specialists about the time you are away.

LRF ASSOCIATION BOARD OF DIRECTORS

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Vice President, Lori Klein: VicePresident@lakeridgefalls.org
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Committees

Architectural Review Board (ARB)

Mary Cochran, Board Liaison
Lynn Gregg, Co-Board Liaison
Lanny Weintraub, Chairperson
Meetings: 2nd Thursday of the month at 10:00 am

Budget Committee

John Sullivan, Board Liaison
Dick Dorn, Co-Board Liaison
(Chairperson...TBD)
Meetings as needed

Buildings Committee

Dick Dorn, Board Liaison
Lori Klein, Co- Board Liaison
Lanny Weintraub & Judy Buffa, Co-Chairs
Meetings: 3rd Monday of the month at 2:00 pm

Community Relations Committee (CRC)

Lynn Gregg, Board Liaison
Dan DeRoner, Chairperson
Meetings: as needed

Landscape Committee

Mary Cochran, Board Liaison
Bill Nowak, Chairperson
Meetings: 3rd Wednesday of the month at 2:00pm

Roads and Grounds Committee

Dick Dorn, Board Liaison
Lori Klein, Co- Board Liaison
Gaetano Manzi & Calvin Fitzgerald, Co-Chairs
Meetings as needed

Pool Committee

John Sullivan, Board Liaison
Charlotte McAleer & Suzanne Weinstein, Co-Chairs
Meetings: 3rd Wednesday of the month at 2:00pm

Security Committee

Lynn Gregg, Board Liaison
(Chairperson... TBD)
Meetings as needed

Long Range Landscape Plan Working Group

Mary Cochran, Board Liaison
Chairperson... Barbara Weintraub
Meetings as needed

Long Range Ponds Working Group

Dick Dorn, Board Liaison
Chairperson...Chuck Tierney
Meetings as needed

Social Committee

Jane Kintz & Alice Dorn, Co-Chairs
Meetings: 1st Monday of the month at 10:00 am

Art League

President...Jackie Hathaway - *Meetings as needed*

Office

Property Manager: Oded Neeman
Phone: 360-1046 Line #101
email: PropertyManager@lakeridgefalls.org
After hours Emergency Only - 941-951-4034

Community Assistant/ LRF Falls Forum: Paula Murray
Phone: 360-1046 Line #103 Hours: M-W-F 12:00pm -4:00pm
email: Paula@lakeridgefalls.org

Guardhouse: 355-1328 / Security@lakeridgefalls.org

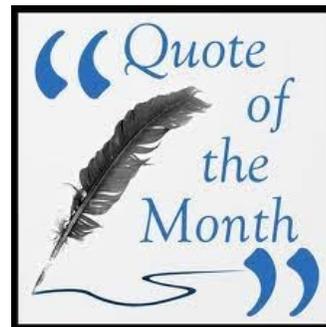
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- Make sure you have the water turned off which goes into your house. Check with a plumber if you have any doubts.

If you are a fulltime resident, the conditions of the new season should warrant servicing of your air conditioning, and preparation for the rainy season such as roofs and windows.

We are all disappointed that the Amenities Center is not yet open. We all have had to live with change while the project has been completed. However, we see the “glass as nearly full” and look forward to its completion in the next month. We are committed to continue with transparency. May you have a happy and healthy summer season.

On behalf of the LRF Board of Directors,
Mary Cochran, President



“Time is like a river of fleeting events and its current is strong.”

Marcus Aurelius

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CPR TRAINING

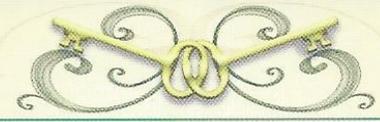
Get trained. Save a life. You'll be glad you did.

Are you interested in getting/renewing your CPR Certification?

Based upon community interest, the Buildings Committee is planning to host both a summer and fall CPR course on a Saturday in the clubhouse. This course would be conducted by an EMT from the Southern Manatee Fire Department. The cost is \$30 which includes:

1. Training Course
2. Training Booklet
3. Certification Card

Please call Paula to sign-up.



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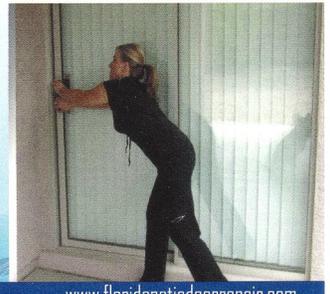
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Property Manager Report

by Oded Neeman

2018 Financial Audit – The 2018 Audit of the LakeRidge Falls’ financials have been completed and copies are now available in my office. If you wish, an electronic version of the audit is also available and I am more than happy to email you a PDF copy upon request. The audit was performed by Braxton & Holway, P.A. , a reputable CPA firm located in Bradenton. It is important to note that Braxton & Holway is a member of both the American Institute of Certified Public Accountants and of the Florida Institute of Certified Public Accountants. In their opinion section of the report, Braxton & Holway concluded that to their opinion “the financial statements referred to above present fairly, in all material respects, the financial position of Lakeridge Falls Community Association, Inc. as of December 31, 2018, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.”

Pool and Reserve Accounts – Back in late March, I promised to speak about a meeting the Pool Committee had. In the meeting, members of the Committee spoke about, among other things, potentially purchasing new pool furniture. In the process, a discussion started to develop regarding shade options, because after all, pool umbrellas are considered pool furniture. Different ideas and opinions regarding alternative pool shade solutions arose. Most Committee members seemed to agree that the Association should install somewhat permanent structures such as sails, covered pergolas (i.e. not to be confused with the decorative wood pergolas the Association had, which provided no shade), and/or retractable shade canopies. While all ideas were really great and came from a place that took the best interest of all residents in mind, the main question was... money. The Board of Directors’ liaison, Mr. John Sullivan, who also serves as the Association’s Treasurer, advised that at the current moment there are no

funds for such items.

It was no surprise, therefore, that several members of the Committee were puzzled by this response. After all, the Association launched a renovation project that cost much more money than any proposed shade solution would ever cost. For this reason, the Committee asked to get clarification on how reserve lines are calculated and why planning is a required step in establishing a reserve line item. And indeed, a detailed explanation regarding reserve funds was provided to the Pool Committee during their next meeting. Following the explanation, the Committee suggested that this information be shared with the entire community because members of the Committee found it to be very helpful. After attending several other committees’ meetings, I came to realize that there is indeed some confusion regarding reserve funds. Therefore, this is my attempt to explain this matter in the simplest way possible.

As reported in the past, any given homeowner association, such as LakeRidge Falls, has items, i.e. assets if you will, to maintain. This can be a clubhouse, a pool, roads, tennis courts, fitness center, grounds (i.e. landscape), etc. Therefore, homeowner associations create a budget that is composed of **Operating** and **Reserve** accounts. In really super simple terms and without going into legal definitions:

Operating Accounts: are funds that are used for day-to-day expenses. They are pretty much like checking accounts. The funds in these accounts are used to pay, for example, the landscaper vendor and the clubhouse cleaning company every month for the services they provide.

Reserve Accounts: are funds that are only used for capital expenditures and deferred maintenance. They are like a savings account established for a specific purpose.

The easy way to explain the difference between an **Operating** account and a **Reserve** account is the 1-year rule (i.e. a notion I made up to explain this matter). The pool is cleaned on a weekly basis.

Continued on Page 6

Therefore, payments for the pool company for these services come from the operating accounts. However, if a pool heater breaks, this expense comes from the reserve accounts because this maintenance work occurs less frequently than every year (i.e. we do not replace a pool heater each year but every 7 or so years).

We said that reserve accounts are used **only for** capital expenditures and deferred maintenance. What do these two terms mean? I know I am throwing out lots of definitions right off the bat, but please stay with me for a little bit longer. The governing documents and the Florida legislature wanted to ensure that there will be no misuse of reserve funds. After all, we are talking big bucks here. Therefore, specific guidelines were placed to ensure that reserve funds will be used only in two situations:

Deferred maintenance – a situation in which reserve funds are used to perform a preventive maintenance; replacement of parts, systems, or components; and other activities needed to preserve or maintain the asset.

Capital expenditure – a situation in which reserve funds are used to acquire, boost, and/or maintain assets beyond their original or current state.

Using super simple terms, deferred maintenance is fixing or replacing an existing asset after it breaks. For example, fixing or replacing a pool heater. A capital expenditure, on the other hand, is upgrading an asset or purchasing a brand new asset, which didn't exist before. For example, buying an additional pool heater to the existing 7 the Association already has. Another example of capital expenditure is permanent shade structures the Pool Committee was debating. Can you see the difference?

Why is this so important to understand all these terms? Well, because this explains the restrictions the Association has on using reserve funds.

If you recall from earlier, Mr. Sullivan advised the Pool Committee that at the current moment there are no funds for the venture of the permanent shade structures. When reading this sentence, one may mistakenly assume, as some Pool Committee members did, that the Association is in a financial black hole. To be honest, I can personally relate to people who make this assumption. However, it is far from the truth. For starters, the audit that was just performed by a credible certified public accountant reveals that the Association has over 1.2 million dollars in cash in its operating and reserve accounts. Out of these funds, the audit continues to show, over \$800,000 is designated to specific reserve line items. Why, a question must be asked, the Association can't use some of the \$800,000 plus funds to pay for permanent shade structures? Simple, more restrictions by the governing documents and the Florida legislature.

You see, the governing documents and the Florida legislature wants to make sure that reserve funds that are collected over many years will not be misused. Therefore, they require that reserve funds that are collected for a specific purpose be used only for this purpose. Let's use an example to emphasize this point. The first reserve line item on the Association reserve schedule table is a line item called "Painting - Clubhouse/Craft/Guard." The funds collected under this line item are designated to be used for the painting of the exterior walls of the Clubhouse, Annex Building, and the Guardhouse. At the current moment, there are \$24,000 in this account. The governing documents and the Florida legislature state that the Association **CANNOT** use this \$24,000 to any other cause besides painting the exterior walls of these buildings. A question came about in the last Budget Meeting, what if the Association wants to use these painting reserve funds for another purpose, such as permanent shade structures. Good question by all means. The simple answer is that the Association would need the approval of a majority of all members to designate these funds for a different purpose.

So you see, when Mr. Sullivan advised the Pool

Continued on Page 7

Committee that there are no funds for the permanent shade structures venture, he didn't mean the Association is in a financial predicament. He meant that the Association never collected funds for this specific purpose. The Association has 5 pool umbrellas, aka existing assets. Those are the pool shade option it had for the past 15 or so years. When they broke, reserve funds were used to replace them (i.e. deferred maintenance). Since then, more reserve funds are being collected for future deferred maintenance when they break completely.

If the suggestion is to go with an upgraded shade option, then a reserve line should be created and funds should be raised. Of course, the Pool Committee needs to come up with an action plan and related costs and the Board of Directors needs to review and approve such ventures if it feels it is in the best interest of the community as a whole. This is where careful planning comes into play. However, the general idea is that if the Association wishes to perform an upgrade to its existing assets, it would need to raise the specific reserve funds for this specific goal. Yes, there is always the option of using operating funds or obtaining a loan for this purpose, but I am sure those will not be acceptable methods as they involve increasing members' dues significantly next year.

So to sum up everything that was said today:

1. The Association has restrictions when it can use reserve funds.
 - a. Reserve accounts can only be established for the purpose of deferred maintenance and capital expenditure;
 - i. Deferred maintenance – preventive maintenance; replacement of parts, systems, or components; and other activities needed to preserve or maintain the asset.
 - ii. Capital expenditure – acquire, boost, and/or maintain assets beyond its original or current state.
 - b. Reserve accounts can be used only

for the purpose they were collected for;

- c. Reserve accounts designated for one purpose can be used for another one only with the majority approval of all members.
2. Operating funds are used for asset maintenance on a yearly basis.
3. Reserve funds are used for deferred maintenance and capital expenditures which should not occur on yearly basis.

In the next few weeks, I will attempt to address other questions that came about regarding reserve accounts. But for now, I hope you find the above beneficial for your understanding of reserve funds and how they can be used. As I do every now and then, I am more than happy to sit with every homeowner who wishes to better understand this matter. Please also feel free to contact me via email with any questions you may have. Because of the above, I will attempt to make the remainder of my report short and to the point.

Landscape - As some may have noticed, West Bay mows the grass a little bit different than other vendors that worked for the Association in the past. Mainly, West Bay maintains the grass at a height of 4-4.5 inches, which is higher than what the Association was accustomed to. Here is why. During one of the Landscape Committee meetings, Mr. Matt Stewart, West Bay Account Manager assigned to LakeRidge Falls, advised that when West Bay took over they noticed the grass throughout the community was stressed. To his account, the grass was cut too short and as a result many fungus and/or weeds started to take over. Therefore, he suggested, and the Landscape Committee agreed, that the best way to make sure the grass would recover is to let it grow.

Mr. Stewart then explained why this practice is so essential to the recovery of the lawn. First, he said that when grass is allowed to grow the roots grow deeper. With all other plant material, he continued, the deeper the roots the healthier and more attractive the grass will be. Second, Mr. Stewart argued that taller grass preserves moisture in the ground. This, he explained, provides the necessary

Continued on Page 8

hydration the grass needs especially during periods of drought. Finally, Mr. Stewart argued that a thicker grass makes it less likely for weeds to take over. Therefore, he concluded, cutting the grass too short allows weed seeds to get more sun and increase the chance of germination.

Ponds – Back in early 2018, the Board of Directors established a Long Term Pond Study Group. The goal of the group was to study and make recommendations for remediation of current erosion problems, as well as a long term plan to stabilize, and/or minimize, future erosion in the community’s stormwater drainage ponds. While it is still in session working on this comprehensive and detailed report, the Group discovered that there is a growing trend among communities in Manatee and Sarasota counties. What is this mysterious trend? Well, a no-mow buffer zone. In a nutshell, a no-mow buffer zone is a practice in which a landscape company does not mow the grass around a pond. The no-mow buffer zone is about 3 to 5 feet in width in which the grass is allowed to grow to a height of no more than 12” but not less than 8”.

From collecting professional literature, visiting neighboring communities, and hearing firsthand testimonies of similar community groups, the Group learned that a no-mow buffer zone can be beneficial in several ways. First, the Group learned a no-mow buffer zone reduces the transport of nutrients and sediment thus preventing algae growth in the water. This, they found out from neighboring communities, increases the aesthetic value of the pond and promotes clearer water. Secondly, the Group discovered that a no-mow buffer zone helps to stabilize shorelines and reduce erosion-related issues. Finally, the Group concluded, that a no-mow buffer zone may save the community money as fewer chemicals are used to treat the ponds.

At the same time the Pond Group came to learn about this practice, Mr. Stewart, the

same West Bay Account Manager mentioned in the previous article, asked the Landscape Committee to perform a no-mow test around Lake 16 (i.e. next to Mi Pueblo). Of course, Mr. Stewart explained the benefits of this practice and how it is becoming a new trend in this area. Unaware the Long Term Pond Study Group is reviewing the matter, the Landscape Committee agreed to it. Regardless, this test is a win-win situation for all parties involved. For West Bay, this will provide a trial period in which they will be able to determine the work and cost involved in executing such practice. For the Association, on the other hand, it will provide a beneficial case study for both the Long Term Pond Study Group and Landscape Committee. Of course, it will also give an opportunity for the residents of the community to evaluate the aesthetic value of this practice. Therefore, please be aware that starting this week the no-mow buffer zone practice around Lake 16 began. Don’t be alarmed if you see the 3 to 5 feet section of tall grass around the lake. It is not because West Bay forgot to mow it. It is because Lake 16 is now a test area for something that may prove to be a very beneficial practice for the community.

Pool – Last month, the pool was closed a couple of times for some maintenance work. Thanks to the devoted members of the Pool Committee, it was noted that about 30 waterline tiles were cracked. Therefore, we contacted Mr. Marcite, the vendor that performed the resurfacing project. The owner of the company, Mr. Pat Mahoney, came on site a few weeks ago to inspect the matter. Mr. Mahoney examined the cracked tiles and advised that the cracks are the result of ground movement (i.e. stress fracture). Nevertheless, he took full ownership of the matter and therefore sent his crew to replace the defective tiles. After the crew concluded their work and the following day, a member of the Pool Committee noticed that Mr. Marcite overlooked four cracked waterline tiles in the pool and one in the spa. Therefore, Mr. Marcite sent the crew

Continued on Page 9

once again a couple of weeks later to tackle those missed tiles. Altogether, Mr. Marcite did a nice job.

Pressure Wash of Driveways and Sidewalks – By the time you read this article, H2O Cleaning Systems concluded the project of cleaning the sidewalks and driveways along Victoria Falls Neighborhood and around the Clubhouse. Because sometimes a picture is worth a thousand words, below is an example of their work:



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Owner's Certificate of Compliance Form for ARB

to Paula Murray as documentation that your home has been painted. Forms are available in the temporary office or on our website.

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Social Committee News

by Jane Kintz / Alice Dorn, Co-Chairs



I'd like to begin this Social Committee's monthly update by announcing the new Social Committee members for 2019: Officers: Jane Kintz/Alice Dorn, Co-Chairs, Sandie Nuwaysir, Treasurer, Joanne Sawyer is Secretary. Committee members: Eileen DiCello, Hilda Deroner, Irene Cerdas, Judy Dailey, Kathleen Sullivan, Lori Klein, Geri Stover, Cherie Stiefvater, Nancy Hall, Jackie Hathaway, Guenhaele Schaper, Lynn Gregg, Leigh Selby, and Margaret Benini. We welcome new 2019 members and we're happy to welcome back returning members from 2018 (and 2017, 16 etc.!) The Social Committee has been thriving for many years, and we look forward to an active year when the clubhouse reopens in the near future. It has been "said" there are residents who feel that previously, we have not offered enough 'variety' in our clubhouse events. In addition to themed TGIFs we've held over the last few years, including, but not limited to, i.e.: Mardi Gras, St. Patty's Day, Spring Fling, Oldie's Night, Memorial Day or July 4 BBQs, usually an 'Autumn' Pot Luck Dinner, Oktoberfest, Halloween, and New Residents Reception: just to name a few, we have held casual TGIFs throughout the year. If there is a specific type of Social Event/Themed TGIF you wish to present to the Social Comm. for consideration, please contact either Jane Kintz, or Alice Dorn: we will place your recommendation onto the Agenda for discussion at our next monthly meeting.

There were 18 residents in attendance at the March 22nd TGIF, which was held at The Rusty Bucket Bar & Grille. An update on the TGIF on Fri. April 26, which has been scheduled to again take place at Acropolis Taverna will be given in the Social Committee's Update of the June issue of The Falls Forum. Plans as to a possible "off site, or on the premises" May TGIF will be finalized at the May 1 meeting, as will information regarding planning for additional 2019 Social Committee events.

Unfortunately, due to lack of residents' interest, we needed to cancel two events proposed by the Social Committee to LRF residents: May 1 group Theatre event at The Asolo Rep, at which time we were going to see "Sweeny Todd", as well as the "Murder Mystery Train/Dinner" in Ft. Myers, on April 5. Thanks to Geri Stover for arranging the May 1 event; Lori Klein/Eileen DiCello, for working on the 4/5 event.

As of this writing (Monday, April 15) group tickets for the May 10th Sarasota Pops performance at Ed Smith Stadium have sold out, at 40 tickets sold! Thank you, to Sandie Nuwaysir, Social Committee Secretary, for arranging this event, and, to all the LRF residents who purchased tickets. This is the 4th year the Social Committee arranged group tickets for the event-we hope everyone has an enjoyable evening! Please note Sandie's event instructions that will accompany your tickets very soon.

Sunday, December 1 - Please save the date! The Social Committee's Annual Holiday Event: a Sunday brunch immediately followed by the matinee performance at The Asolo Rep is now being planned. Sandie Nuwaysir is again chairing this event, and, assisted by Jane Kintz and Alice Dorn, Co-Chairs. Please watch for further updates, in upcoming issues of *The Falls' Forum*, Paula's Weekly Reminders, and on the LRF website. We are hoping to have all the details for this event finalized by late June.

Meetings

<i>Date</i>	<i>Time</i>	<i>Group</i>	<i>Location</i>
<i>May 3</i>	<i>10:00</i>	<i>Social Committee</i>	<i>Northminster Presbyterian Church</i>
<i>May 7</i>	<i>2:00</i>	<i>Roads & Grounds</i>	<i>Northminster Presbyterian Church</i>
<i>May 9</i>	<i>10:00</i>	<i>ARB</i>	<i>Northminster Presbyterian Church</i>
<i>May 10</i>	<i>2:00</i>	<i>Board Meeting</i>	<i>Northminster Presbyterian Church</i>
<i>May 15</i>	<i>10:00</i> <i>2:00</i>	<i>Pool Committee</i> <i>Landscape Committee</i>	<i>Northminster Presbyterian Church</i>

The church is located at 3131 61st Street which is directly behind Demetrio's restaurant (corner of Lockwood Ridge Road and University Parkway). From the back gate, turn right then cross University Parkway and take a right at the first light. **Committee chairs should obtain the key from Oded or the one hanging on the wall in Paula's office before heading to the church. Please return the key after your meeting.**

Women's Breakfast



May 28th
9:30 am

Check the Weekly Reminders for location

The **Sociable Stitchers** continue to meet on Friday mornings from 10:00 a.m. until noon; we're meeting in a home while the Clubhouse is closed. If you'd like to join us for some therapeutic needlework (crochet, knit, needlepoint, etc.), contact Barbara Remmer to find out where and come join us with your project.



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<p>Only \$1.00 per line, five line limit. Deadline is the 20th of each month. See Paula in the Clubhouse Building.</p>

Wine and Fiction Book Group Update



The “new” Wine & Fiction Book group met on Thursday, March 28, at the home of Leigh Selby: 10 of 18 members attended. We discussed March’s Fiction selection, *Before We Were Yours*, by Lisa Wingate. A lively book discussion was followed by the enjoyment of varieties of wines, appetizers and desserts. Our next discussion will be held on Tuesday, April 30th-location: TBA. The group chose: *The Lost Girls of Paris*, by Pam Jenoff, to be their April Fiction selection: This book was #11 on NYT’s Best Seller Fiction List in the Mar. 24 Book Review. Members are emailed 1 week prior to meeting for an attendee confirmation.

Members are encouraged to read in their preferred mediums: book, Kindle, Nook, audio. You are still welcome to attend, even if you have not had the opportunity to read the month’s selection. Due to our existing high membership we’d ask that you please email me whether you plan to attend, or not, at least one week prior to our meeting. **At this time, until the clubhouse is re-opened and we are able to schedule our monthly group meetings there: unfortunately, we are unable to enroll any new members.** As you might imagine, it can be difficult to accommodate up to 18 members in our homes. Once our monthly slot has been established in the clubhouse, we will re-open availability, as we will not have space limitation issues. Thanks, for your understanding/patience!

This group reads **New Fiction** as indicated on the current NY Times Best Seller Fiction List. If you are interested in getting your name on our **waiting list** (please note above paragraph) please contact me, Alice Dorn: @ dor-naad@aol.com. I’ll place you on our email distribution regarding updates/monthly book selections.



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BOOK CLUB

Selections for 2019

June: *Unsheltered* by Barbara Kingsolver, 2018, 480 pages.

July: *Georgia, A Novel of Georgia O’Keefe* by Dawn Tripp, 2016, 336 pages.

Aug: *An American Marriage* by Tayari Jones, 2018, 308 pages.

Sept: *A Land Remembered* by Patrick D. Smith, 1984, 403 pages.

Oct: *The Ninth Hour* by Alice McDermott, 2017, 256 pages.

Nov: *A Gentleman in Moscow* by Amor Taylor, 2106, 462 pages.

Dec: Select books for 2020.

The LRF Book Club will meet at the North Sarasota County Library, 2801 Newtown Blvd until the clubhouse renovations are complete. Next meeting Monday, May 13th from 11:00am - 12:00pm.

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Multidisciplinary team approach	Required	Not required
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