

## WHAT'S HAPPENING IN OUR COMMUNITY?

Welcome



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*"When you reach the end of your rope, tie a knot in it and hang on."*

*-Franklin D. Roosevelt*

### YOUR DECEMBER NEWSLETTER



It's December and Christmas is here with a new year just weeks away. To all who decorated their homes, Congratulations! They look beautiful and make the spirit bright. With the month almost ended and a new year on the horizon, there are lots to talk about and things to look forward to.



## DECEMBER ACTIVITIES

**We are now 76.4% DONE!!**



I'm not sure of the exact number of houses left at this writing but it looks like 10 more for work from start to finish. Then of course they're still working on the pool. See photos below. If you have any questions or concerns, please be sure to contact the management company at the phone number below.

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Frank Parrish  
36434 US 19  
Palm Harbor, FL 34684  
P: +1 (727) 799-0031  
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## POOL REPAIR IS UNDERWAY AND ALMOST DONE



As you know for everyone's safety the pool has been closed. Here are some pictures of the progress. However, there has been some vandalism that occurred. Some teenagers in the neighborhood thought it would be fun to jump the fence and throw pavers in the pool. Pictures were taken of the people involved and measures will be taken once identified. If you know who is responsible for the last phases of damage to the bathrooms and pool area please report what you know to the board.

Once the grouting it's done here at the pool, we will hire a pool company to come and fix any problems and the pool deck. We will also be getting the video camera and swipe cards back in service. We were waiting on that for now since EartTech is in the pool area with equipment. Hopefully by next summer, it'll be looking brand new again.



## THIS WEEKS CEMENT REPAIR SCHEDULE

Unfortunately we have not been given an updated cement schedule however, the addresses below should have either been done or contacted to schedule a time to get done. Rumor has it, they will not be doing any more until February. We will have to call on Monday to verify. Moving forward any additional damage claims will be addressed on a case by case basis.



3157 Phlox Ct back yard concrete patio scheduled for repair

3261 Hibiscus French Drain grouted scheduled for repair

3239 Latana back yard patio concrete work scheduled

292 Phlox back patio repair scheduled

3278 Cloverplace Dr. wooden deck under repair

271 Petrea sanitary cleanout repaired

294 Ixora broken hose bib repaired

Please be advised however, when it is your turn for concrete work, they will not be repairing a complete driveway if it was not cracked by the grouting process... Only the section that was cracked.... They will only repair what sidewalks that have been cracked by the grouting process so don't expect a complete new walkway. They will be filling individual holes that were created by the grouting process. However, that will most likely be done after you receive new landscaping.

If you have any questions or if you want to make sure that you are getting looked at, please email Association Data Management to be put on the check list.

## LAWN REPAIR SCHEDULE

The board has received a list of addresses that will have their new lawns put in. Allen the lawn guy will most likely put a door knocker on your door letting you know when the process will begin. We do not know the exact day or time that this will occur however, they have started installing new lawns already. If your home is on the list please be aware that they will be coming around. We will post more information as we get it.



Cloverplace Dr.	Hibiscus Dr	Latana Dr
3134-3136	326-328	3237-3239
3137-3139	340-342	3251-3253
3140-3142	354-356	
3143-3145	3251-3253	
3146-3148	3259-3261	
3147-3149	3267-3269	
3151-3153	3275-3277	
3152-3154	3293-3295	
3157-3159		
3160-3162		
3163-3165		
3166-3168		
3172-3174		
3178-3180		
3276-3278		
3284-3288		
3292-3294		
3300-3302		
3308-3310		
3322-3324		
3336-3338		
3350-3352		
3364-3366		
3378-3380		

## SPEED BUMP AND TOWING COMING TO A STREET NEAR YOU

The board has noticed many homeowners on the back end of Phlox drive whom are speeding down the street around the corner to Latana and Cloverplace drives. We are looking into to getting two speed bumps put in on this street to stop the speeding. Since we cannot get a police officer to sit and watch and ticket people as they speed by we are looking into getting two speed bumps put in on Phlox.



Also since EarthTech and Pinnacle have been in our community parking their cars near their work



sites, homeowners have begun to think that they can do the same. Parking in illegal parking spaces or on the side of the street where they live is illegal. We have been putting a warning letter on some cars we have seen violating the parking however it has become so abundant that many more homeowners think it is ok to illegally park where ever they like. We the board have noticed and are going to call the tow trucks when we see violators. Please be warned now that Pfeiffer our towing company will be coming out towing cars away if found illegally parked. Their information is Pfeiffer Auto Services, 1261 San Christopher Drive, Dunedin, FL 34698, their phone

number is 727-736-2755 should your vehicle be towed and you are wondering where it is.

# COMMUNITY DECORATIONS

Our community decorations were looking a little drab and faded, but thanks to our Board Member President Maureen Glynn, she went out and bought new pretty red bows for the entrance signs, then at the pool, I, Kathy Curtis Leanes, saw that the wreath was missing its bow. So I too went and picked up some new ones and now it's beautiful again. Merry Christmas or Happy Hanukkah everyone and any other celebration you may have this time of year.



# VIOLATIONS, REPEAT OFFENDERS = FINES!!!!

We are a community with rules. The reason we have these rules is to make sure the community continues to look just as good as it did when it was built. That's why we have specific paint colors, same roofing materials, the same windows, rules about trash cans being left out, rules about cutting and taking care of your lawn and landscaping.

But, there are some homeowners and/or renters who don't feel the rules apply to them. Therefore, violation letters get sent out. Violators will get a letter to explain what the violation is and how and when it needs to be corrected. If it does not get corrected, the next step is to fine you. And the fines can add up fast!!! If the violation still doesn't get fixed, then a lean is put on your home! Don't let it get to that point. We don't want to police you, we just want a nice community. So don't park your cars on the lawn, leave trash out on none trash days and be sure to check the website or ask a board member BEFORE you add a fence, shed, paint the wrong colors or add the wrong roofing materials. It makes for much better neighbors and a nicer looking neighborhood.



Thank you.

You can view the condominium documents online at <https://cloverplace.org/condodocs.html> click on the link in the middle of the page and it will open the documents. Rules and regulations can be seen here: <https://cloverplace.org/rules.html> again, click on the link in the middle of the page.

# 2020 BUDGET

Our management company and the board worked very hard to keep our monthly Association fees the same for 2020. However, some of the community's main expenses have increased, like our insurance, water and trash. So to not increase our current fee of \$190.00 a month to \$206.88 a month, we would have to not fully fund the reserves. In order to stop the increase meant we had to get your approval from the community via the proxy's. The management company sent proxies out to all homeowners and many returned them right away. But in order to keep the \$190.00 a month we would need a quorum 121, the quorum majority vote will determine the results. We have 90 days available for more proxies to come in before we can have the total results.

We recessed the budget meeting in December to give us time needed to wait for others to send their proxies in. So if you haven't sent yours yet, please do. If you did not get a proxy to vote I've included the proxy's as an attachment to this email. Or you could contact the management company. If you print and email your proxy in, be sure to sign both pages or your vote will not count. If the quorum is not met with the majority votes of "Yes" then the maintenance fee for 2020 will be raised to 206.88 and will be sent in the new coupon booklets.

New coupon booklets will be sent once the budget is approved. In the meantime send your January payments of \$190.00 in to the same address as before. **Make checks payable to: CLOVERPLACE CONDOMINIUM ASSOCIATION. Mail to: BB&T ASSOCIATION SERVICES, P.O. BOX 628207, ORLANDO, FL 32862-8207.** If you kept your old coupon booklet you will find your Unit Number and Association number, on your stubs left in the book. Be sure to add your unit number on your checks.



## CLOVERPLACE CONDOMINIUM ASSOCIATION, INC. 2020 - Proposed Budget

Budget Version: 1  
Date Created: 2019-11-01 06:29:41

Payments per Year: 12  
Date Updated: 2019-12-02 19:07:08

### Additional Income

Account	FY 2019		FY 2020		Alternate FY 2020		
	Annual Budget	Annual Budget	% Inc	Monthly	Annual Budget	% Inc	Monthly
33000 - Interest Earned	500.00	100.00	-80.0 %	8.33	100.00	-80.0 %	8.33
34914 - Late Charge Payment	200.00	0.00	-100.0 %	0.00	0.00	-100.0 %	0.00
34915 - Sale Application	1,500.00	1,200.00	-20.0 %	100.00	1,200.00	-20.0 %	100.00
34927 - Key Purchase	200.00	0.00	-100.0 %	0.00	0.00	-100.0 %	0.00
34950 - Miscellaneous Income	0.00	46,602.89		3,883.57	46,602.89		3,883.57
36925 - Income Rental Unit	25,000.00	15,600.00	-37.6 %	1,300.00	15,600.00	-37.6 %	1,300.00
38940 - Mailbox Income Fee	100.00	0.00	-100.0 %	0.00	0.00	-100.0 %	0.00
<b>Subtotals</b>	<b>27,500.00</b>	<b>63,502.89</b>	<b>130.9 %</b>	<b>5,291.91</b>	<b>63,502.89</b>	<b>130.9 %</b>	<b>5,291.91</b>
<b>ADDITIONAL INCOME TOTALS</b>	<b>27,500.00</b>	<b>63,502.89</b>	<b>130.9 %</b>	<b>5,291.91</b>	<b>63,502.89</b>	<b>130.9 %</b>	<b>5,291.91</b>

### Operating Budget

Account	FY 2019		FY 2020		Alternate FY 2020		
	Annual Budget	Annual Budget	% Inc	Monthly	Annual Budget	% Inc	Monthly
<b>ADMINISTRATION</b>							
40101 - Office Expense	11,000.00	2,000.00	-81.8 %	166.67	2,000.00	-81.8 %	166.67
40102 - Legal	4,800.00	12,000.00	150.0 %	1,000.00	12,000.00	150.0 %	1,000.00

# HEADS UP FOR 2020 ELECTIONS!

It's hard to believe that the 2020 Cloverplace board members election is almost here. There are 5 positions and a few requirements that need to be met: 1. You have to be a homeowner. 2. Current on your dues. 3. A non-felon. The Management Company will be sending out "Notice of Intent to be a candidate for the board" letters this week. So if you are thinking of throwing your hat in the ring, feel free to write up a short bio and send it to our management company. It's a tough job but a very rewarding job. Good luck.

# MORE SINKHOLE DOCS ON CLOVERPLACE.MYHOAST.COM

Many homes have been completed and are waiting for their certificate of completion. Association Data Management has been given some documents that are completed so far and are working on scanning them into the computer for digital records for Cloverplace and will be contacting the owners once complete to receive their fold of documents.

Diane has been keeping track of all the individual housing grouting documents that have been sent by Pinnacle/EarthTech regarding each home that has been worked on in the community. She set up a new document group on <http://cloverplace.myhoast.com> under "My Community", "Sinkhole Homes Completed". Here you will see all the home addresses that have been completed so far. If you click on them you will see the Remediation Progress Update charts with the number of drilling points and amount of grout that was completed for each home and the cost of each home to date. If you scroll to the bottom of the documents you will also see the total amount that each home cost to have this process done. Eventually all completed homes will be listed here and you can see the total amount of drilling and grouting that was done. Please note if your home is not in the list it simple means that your home has not been completed yet. See Example:

Cloverplace Condominiums - Remediation Progress Update			
3286-3288 Latana Drive - 013, Palm Harbor, FL 34684			
Engineer: Pinnacle Engineering - Contractor: Earth Tech			
Progress Through: 10/30/2019			
Drilling Summary		Grouting Summary	
Number of Points Drilled	4	Number of Points Completed	2
Total Number of Grout Points	29	Total Number of Grout Points	29
Percentage of Points Drilled	14%	Percentage of Points Grouted	7%
Estimated Average Drill Depth (ft)	41.3	Current Grout Delivered (cy)	76.6
Actual Average Drill Depth (ft)	67	Current Grout Returned (cy)	0.0
Estimated Total Drill Depth (ft)	1200	Current Grout Injected (cy)	76.6
Current Total Drill Depth (ft):	266	Estimated Grout Required (cy)	217.5
Percentage of Drill Depth Estimate Used	22%	Percentage of Grout Estimate Used	35%

Remediation Dates: 10/22/2019 through - (Currently Active)  
 Drill Depth: 266 ft in October, 266 ft total  
 Grout Volume Injected: 76.6 cy in October, 76.6 cy total

Cloverplace Condominiums - Remediation Progress Update			
3286-3288 Latana Drive - 013, Palm Harbor, FL 34684			
Engineer: Pinnacle Engineering - Contractor: Earth Tech			
Progress Through: 11/22/2019			
Drilling Summary		Grouting Summary	
Number of Points Drilled	26	Number of Points Completed	8
Total Number of Grout Points*	28	Total Number of Grout Points*	28
Percentage of Points Drilled	93%	Percentage of Points Grouted	29%
Estimated Average Drill Depth (ft)	41.3	Current Grout Delivered (cy)	165.4
Actual Average Drill Depth (ft)	56	Current Grout Returned (cy)	4.0
Estimated Total Drill Depth (ft)	1160	Current Grout Injected (cy)	161.4
Current Total Drill Depth (ft):	1456	Estimated Grout Required (cy)	217.5
Percentage of Drill Depth Estimate Used	126%	Percentage of Grout Estimate Used	74%

Remediation Dates: 10/22/2019 through - (Currently Active)  
 Drill Depth: 266 ft in October, 1,190 ft in November, 1,456 ft total  
 Grout Volume Injected: 76.6 cy in October, 84.8 cy in November, 161.4 cy total

Checked - ████

Invoice Number 10/31/2019 18-178 Oct charged:			
Mobilization	1	750.00	750.00
Drilling	266	11.00	2,926.00
Grout	76.6	150.00	11,490.00

Invoice Number 11/30/2019 18-178 Nov charged:			
Drilling	1390	11.00	13,090.00
Grout	84.8	150.00	12,720.00
Totals	1,456		40,976.00

➤ Cloverplace Board Member Meetings open to all!

New Meeting Schedule for 2020. New Board of Director meeting dates have been added.

January 16, 2020	2019 Recessed Budget Meeting Rescheduled / BOD Meeting
February 20, 2020	Annual Meeting / Election
March 19, 2020	BOD Meeting
April 16, 2020	BOD Meeting
May 21, 2020	BOD Meeting
June 18, 2020	BOD Meeting
July 16, 2020	BOD Meeting
August 20, 2020	BOD Meeting
September 17, 2020	BOD Meeting
October 15, 2020	BOD Meeting
November 19, 2020	Annual Budget / Board Meeting
December 17, 2020	BOD Meeting

## YOUR 2019 BOARD MEMBERS

### **BOARD OF DIRECTORS**

**President: Maureen Glynn**  
**Vice President: Kathy Curtis**  
**Treasurer: Michael Neff**  
**Secretary: Diane Trepany**  
**Director: Mariann McCarthy**

### ***Our Management Company***

**Association Data Management**

**Frank Parrish**

36434 US 19

Palm Harbor, FL 34684

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[info@associationdatamanagement.com](mailto:info@associationdatamanagement.com)



## COMMUNITY RULES

We have community rules that help us be good neighbors. Here are a few to always keep in mind.

1. **Don't park on the grass**, there are pipes under there and they could break under the weight of a vehicle.
2. **Don't leave any type of large items curb side:** tables, beds, chairs, appliances at curb side for the garbage men to pick up. They won't. If you need something hauled away, post it on "free, curb side" on Craig's list or you can call Junk Removal Joe at 727-599-1522 or anyone else of your choice.
3. **Garbage** can only be put to the curb after 4 pm the day before pick up, which is Tuesdays and Fridays. Remember to put cans away the by the next morning. If you have large items contact the waste company 727-572-6800 they will pick it up for a small fee at homeowner's expense.
4. **Please clean up after your pet.** Don't let your dog use your neighbor's yard as their bathroom. If they do please get a bag and clean it up. Pet waste stations are located all around the neighborhood for that use. Also remember Pets need to be on leashes.
5. **DO NOT ALTER THE LOOK OF YOUR HOME:** You cannot change the colors, roof materials, fences, doors or lights. These are in our docs. If you are wanting a change, please contact a board member for approval.
6. **Need a new roof?** If you need a new roof please speak with your adjoining home owner. Both sides of the unit must get the roof at the same time. No half roofs allowed.
7. **All pool rules** must be followed for all our safety.
8. **LANDLORDS AND RENTERS** – You must be registered with the board so we know who is in our community. Applications must be submitted and approved prior to selling or renting your homes. Not doing so can result in financial consequences. Interviews must be set up with the board to meet and present them with rules and regulations to get approval. Also, REGISTER YOUR PETS!
9. **Speeders on Phlox Drive:** It has been brought to our attention that there are few residents that have been speeding on this road. The speed limit is posted in the community and is 15 mpr. Violators will be notified.

"Rules help us  
live our lives  
when we lose the  
will to do it on  
our own"

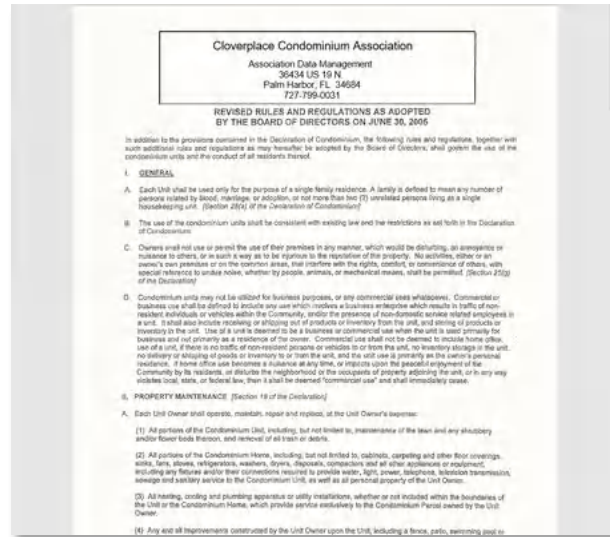
— Yvonne  
Woon, Dead  
Beautiful



# CONDOMINIUM DOCUMENTS

## RULES AND REGULATIONS

For documentation that you should be aware of while living at Cloverplace you can review our Condominium Documents at <http://cloverplace.org/condodocs.html> click on “Cloverplace Condominium Documents” link in the content. To view our updated rules and regulations go here: <http://cloverplace.org/rules.html> click on “Rules and Regulations” link in the content.



[Cloverplace.myHoast.com](http://Cloverplace.myHoast.com)

For more updated news, contracts, documents, go to <http://cloverplace.myhoast.com> for updated information. As we receive the news, we will post it there for homeowners only. Sorry but renters will not get access to this site.

