

## WHAT'S HAPPENING IN OUR COMMUNITY?

Welcome

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*“It always seems impossible until it’s done.”*

*Nelson Mandela*

## YOUR NOVEMBER NEWSLETTER

November is here, Thanksgiving is this week and Christmas is not far off. There is good news as we begin to celebrate the Holidays, read on to see what we all have to be thankful and grateful for.





# NOVEMBER ACTIVITIES

## Sinkhole Repairs are now 70.7% completed!

Last month the BOD met with Earth Tech, Pinnacle, our condo lawyer Tiffany Grant at Cianfrone and our new construction Attorney, Shawn Brown at Kaye Bender Rembaum. We found out that EarthTech will do all they can to be more “Customer Service” centered and will fix patios, sidewalks and driveways as well as replace any and all landscaping that sinkhole construction destroyed. Our condo lawyer did advise us that there are still some things that we as owners must fix/replace ourselves. If you have any questions as to what your situation might be, contact our management company, for further information:

Association Data Management  
 Frank Parrish  
 36434 US 19  
 Palm Harbor, FL 34684  
 P: +1 (727) 799-0031  
[info@associationdatamanagement.com](mailto:info@associationdatamanagement.com)



## THIS WEEKS CEMENT REPAIR SCHEDULE

We apologize for any inconvenience however, everyone complained that the work was not getting done in a timely manner and now EarthTech has updated their schedule to accommodate our demand of getting the concrete done as soon as possible. Although it's not an exact schedule, the addresses below are the homes that are scheduled to get repair work. We are supposed to be getting schedules weekly so we will email more information out when received. 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, 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.

## CERTIFICATION OF COMPLETION

We have now receive notice that homeowners will begin to receive certification of sinkhole repair completion by the Pinnacle. If that involves your home, you will be sent a copy of the signed off report for your records and it will be on file with Pinellas county. **Once your home is done, it has a lifetime warranty!** Association Data Management will be contacting individuals to receive their completed report once they have received and processed them from Pinnacle.



### NEXT ON THE REPAIR SCHEDULE IS THE

**POOL!** Therefore for everyone's safety the pool will be closed starting this week until it too has been completed.

Once it's done, we will hire a pool company to come and fix any problems

and the pool deck. Hopefully by next summer, it'll be looking brand new again.



## COMMUNITY AMENDMENTS PASSED!!!!

The community amendments that were put forward to the community have PASSED! There was a meeting at the pool on Saturday, November 16<sup>th</sup> to count the ballots. The official count revealed that total voting by proxy were 132, so the Quorum was obtained. The majority of the votes determined the amendments were approved.

**Amendment #1:** The Association **late** fees have increased to \$25.00 instead of \$5.00.

**Amendment #2:** We have raised the **cost of background checks** to renters and new owners from \$25.00 to \$100.00.

**Amendment #3:** All homes purchased in Cloverplace, the **owner will have to live at that address for 1 year before it can be rented.** This reduces “flips” and the amount of renters in our community. Not that renters are bad, our goal was to try and balance the renter verses owner population to raise our real estate values. Which could help with additional financing options to allow mortgage companies to finance in this community as well as FHA and VA loans. In fact, most condominium associations have this rule.

We the board want to thank the terrific efforts of homeowners, **Carol Gore, Lorraine Rock-Seabol, Pricilla Goldman, Vicky Hong, Maureen Glynn, Mariann McCarthy** and **Diane Trepany** and **anyone else that may have helped** who worked very hard going from door to door getting signatures and sending out emails. Your hard worked paid off!

## INSURANCE NEWS

It has been discovered that our previous management company may have been misinformed as to what is covered by our condo insurance and what is not when speaking of catastrophic payable events. Some folks that were affected by Hurricane Irma were told their damage wasn't covered. However, after having representative Chris Sanders with Aegis Insurance visit our monthly board meeting in July, we found that they may be covered. If you tried to have a claim and was denied for Hurricane Irma and have all your records and documentation that you submitted for damages, you may be eligible for reimbursement.

One way to find out is to call Mr. Sanders at 727-216-4088 or email him at [chris@aegisinsurance-group.com](mailto:chris@aegisinsurance-group.com) and ask to have your information looked at again. The company website is [aegisinsurance-group.com](http://aegisinsurance-group.com). And remember if you ever have outside damage due to storms or other things, be sure to call Chris and ask if it's covered. It may not always be covered, but it's a good idea to check.



## VIOLATION LETTERS ARE BEING SENT OUT

Our management company is currently on the lookout for violations. Homeowners you will be getting notice of any concerns in the mail, and home investors, you should check with your tenants to make sure they are following the rules. Some of the major problems are parking cars on the lawn, not cutting grass, fences falling, painting needed, trash placed outside on a non-pick up day and basic up keep. Remember, after you receive a violation letter, the fining process begins. If you don't want to be escalated to a fine, please comply with your condo docs and let's keep our community clean and beautiful.

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.

## WATER SHUT OFFS

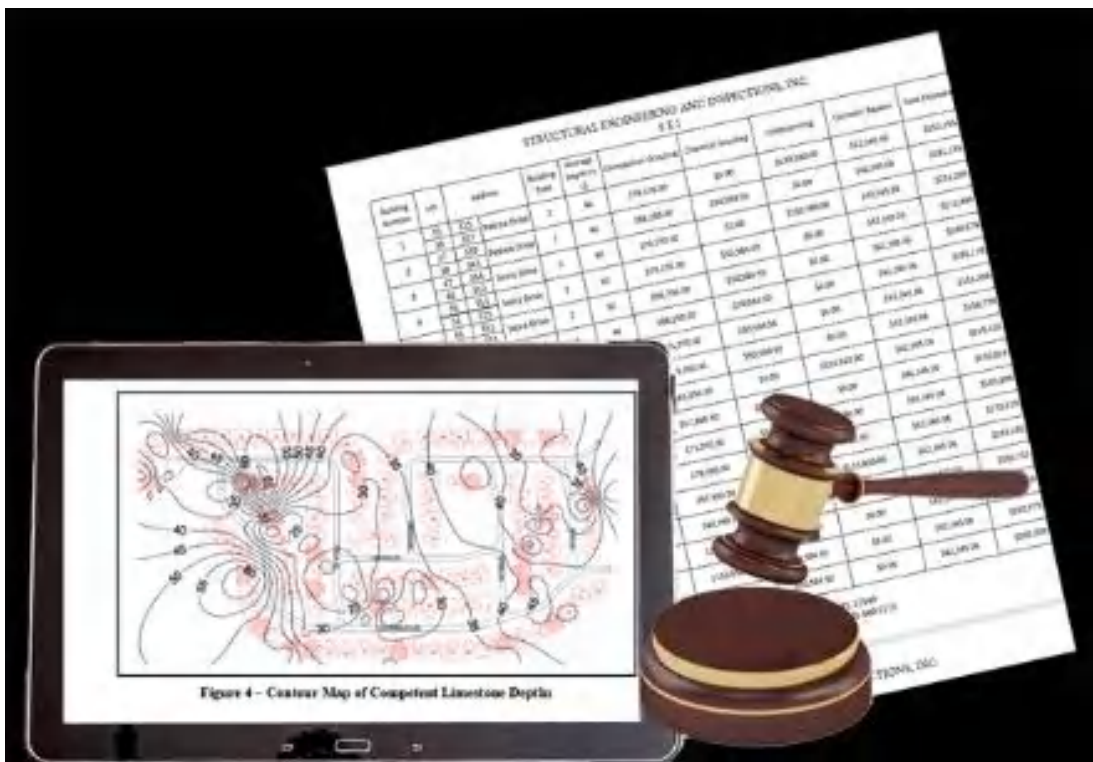
It seems that we have had a lot of water shut offs in the community lately. With cars and trucks parking on lawns, to EarthTech's construction crews, the pipes under our yards are breaking. It's unfortunate but, sometimes the breaks are not as easy as just shutting off the water at the individual shut off valves. We do know that 9 homes in the community did not get the individual water shut off system when they were first installed by the previous management company. We knew we would someday have to deal with those and right now the board is trying to contact the plumbing company that put them in to see if we can complete the installations and finally get this settled.



# PREVIOUS LAWYER DOCUMENTS FOR SINKHOLE LAWSUIT

We were fortunate to receive documents from Tiffany Grant regarding our Sinkhole lawsuit which were supplied by SEI (Structural Engineering and Inspections, Inc.) and Corless Barfield Trial Group during the lawsuit with Citizens and Cloverplace Condominium Association.

Many people have asked, “How did my home get put on the list for repairs?” Unfortunately, we cannot answer that question. However, if you view these documents, they may answer some other questions you may have. Not all addresses have reports in these documents but many do. If you log into Cloverplace.myhoast.com and select “My Community” drop down menu and click on “Documents” then look down the menu for “SEI – Corless Barfield – Cloverplace Documents” and click on that link you will be able to review all the documents that we do have. The first 4 documents talk about the whole community, the remainder refer to the individual home addresses.



➤ Cloverplace Board Member Meetings open to all!

It looks like there is one meeting left in 2019 and then 2020 begins. New Board of Director meeting dates to be posted soon.

December 19, 2019

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

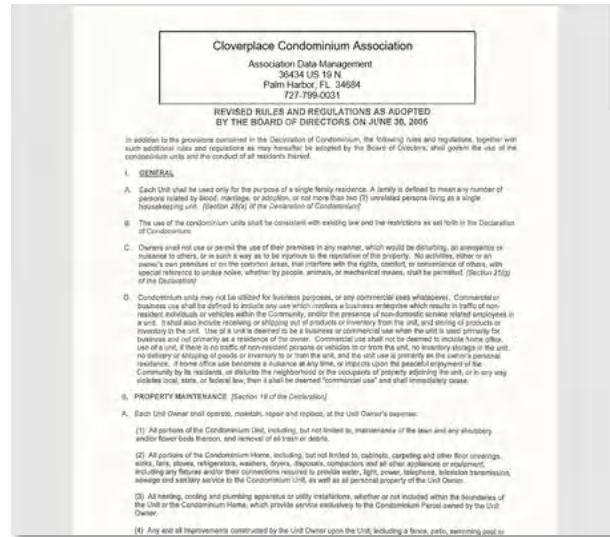
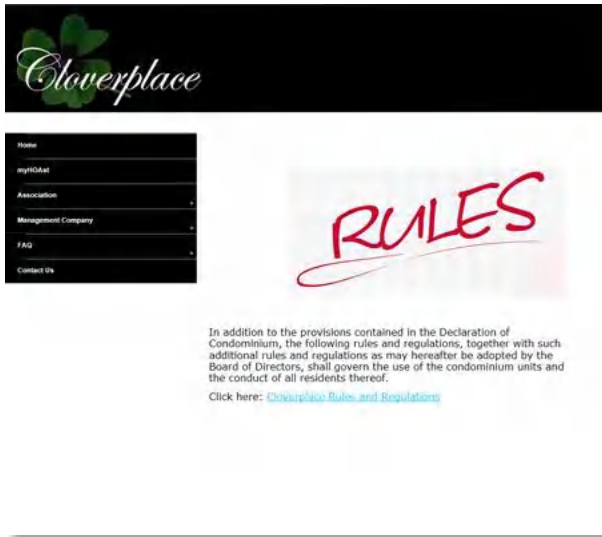




# CONDOMINIUM DOCUMENTS

## 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> 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.

