

WHAT'S HAPPENING IN OUR COMMUNITY?

Welcome

PG. 2 – Sinkhole Update

PG. 2 - 3 – Community Amendments

PG. 4 - 5 – Amendments to print

PG. 6 – October activities

PG. 8 – Board and Management Info

PG. 9 - 10 – Rules and Docs Info



*"I don't think of all
the misery but of the
beauty that still
remains."*

Anne Frank.

YOUR OCTOBER NEWSLETTER

Can you believe it's almost Halloween already? So be sure to watch out for all the little ghosts and goblins walking the neighborhood on Thursday the 31st. Speaking of the neighborhood, sinkhole repairs have been going on and so are a few things you should know about. Here is this month's update, and remember you can reach out by emailing us: cloverplacecondoassn@gmail.com.



OCTOBER ACTIVITIES

Sinkhole Repairs are *STILL* Being Worked On!

We are all tired of the noise, dirt, mud, cracked sidewalks, ruined lawns, garden beds, and we are certainly all looking forward to the day when we reach 100% completion. However, we're not there yet. We are getting closer but there are still houses that haven't even gotten started yet. In the meantime, there are plenty of homeowners who are done with all the grouting but are still waiting to get their sidewalk and driveways repaired, lawns replaced and any other issue taken care of. We have been told by Earth Tech that those repairs are temporarily on hold until December. Hearing that, has really put the frustration of the community at an all-time high. The board has decided that we, the board, ADM (our management company), and Earth Tech need to have a meeting to discuss not only this issue, but other issues that are top of mind. **We have set a BOD Meeting for 10/29/19 at Coral Oaks at 7:00pm to discuss things. Attendees will be Cloverplace board, Tiffany Grant Lawyer – Cianfrone Law Firm and Shawn Brown Construction Attorney – Kaye Bender Rembaum.** Get your questions answered! We'll be happy to see you there. We also invited **David Hennessee – EarthTech** however, he will not be available to attend this meeting. We will be rescheduling his meeting with all of us in November.

COMMUNITY AMENDMENTS!!!!

A few weeks ago, our management, Association Data Management, sent out some paperwork that you should have received. The board is looking to pass 3 changes in the community docs. When you look at the letter there is a lot of legalese that makes it a bit hard to understand. So in “real people speak” here are the issues at hand:

Amendment #1: The board wants to raise the Association late fees to \$25.00 instead of \$5.00.

(1) Section 17(c) seeks to allow the Association to charge interest and late fees on delinquent assessments at amounts set by the Board of Directors and if not set, capped at the highest rate allowed by law - interest would be

capped at 18% and late fees would be capped at \$25.00 or 5% of the installment due. It is the Board's intent that adopting this amendment may act as a deterrent to owners in making assessment payments late and/or will lower the overall number of delinquencies, thereby ensuring that the Association can remain on budget.

Amendment #2: The board wants to raise the fee we charge renters and new owners for background checks. Right now we only charge \$25.00 when it costs us \$100.00 out of our monthly maintenance fees (operating account). Florida Statutes cap is \$100.00.

(2) Section 23(a) seeks to allow the Association to charge an application fee in order to run background checks on prospective tenants and permanent occupants. Again, this sets a cap of \$100.00 per applicant if the Board of Directors does not set a specific amount for an application fee.

Amendment #3: The board wishes to have new owners live in their unit for 1 year before renting it. The reason is to reduce “flips”, therefore encouraging more owners than renters. Doing that will raise our real estate values and could help with additional financing options to allow mortgage companies to finance in this community as well as FHA and VA loans. These days most condominium associations have this rule. It’s normal. Our docs are a bit outdated and need this slight revision to comply with today’s situations. Right now we have 106 rental homes versus 134 homeowners. This is not good for the community.

(3) Section 23(b) seeks to prohibit rentals in the first year of ownership and to further clearly provide the Board with approval authority over prospective lessees and provides the Board with the authority to evict any tenant who violates the governing restrictions and fails and/or refuses to cure such violations after notice from the Association. These proposed amendments are intended to more closely regulate leases within the Condominium to help ensure that tenants and permanent occupants do not pose a threat to the safety and welfare of the Condominium.

Please mark your votes and send them in to our management company before **November 14th**. Or you can email your copy to the board (cloverplacecondoassn@gmail.com), or drop them off to any of the board members, **they must be received before November 14th**. If you print out the two pages, you will need to print your name, sign and date the both pages. A copy of the ballot is below and one is attached to this email. You can simply print it out and hand it in or if you don’t have a printer, just let us know and we’ll be happy to bring a copy to you. **These Amendments are important to our community, please help make Cloverplace a better place to live.**

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

CLOVERPLACE CONDOMINIUM ASSOCIATION, INC.
LIMITED PROXY
MEMBERSHIP MEETING

_____, 2019
_____.M.

TO: Secretary

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby appoints the corporate Secretary, his or her designee, or _____ (if blank is not filled in, then the corporate Secretary, or his or her designee shall serve as the proxyholder), attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the Members Meeting of the Association, to be held at _____ on _____, 2019 at _____m. and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present in accordance with the specifications hereinafter made, as follows:

This Proxy may be used for quorum purposes.

Limited Powers

I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters only as indicated below.

1. Shall Section 17, ASSESSMENTS, LIABILITY, MAINTENANCE, LIEN AND PRIORITY, INTEREST, COLLECTION, Subsection (c), of the Declaration be amended to read as shown on the attached Exhibit "A" entitled Schedule of Amendments to Declaration of Condominium Ownership of Cloverplace, a Condominium?

_____ Yes in favor
of amendment.

_____ No, not in favor
of amendment.

2. Shall Section 23, CONVEYANCES, SALES, RENTALS, LEASES AND TRANSFERS, Subsection (a), Conveyances, Sales and Transfers, of the Declaration be amended to read as shown on the attached Exhibit "A" entitled Schedule of Amendments to Declaration of Condominium Ownership of Cloverplace, a Condominium?

_____ Yes in favor
of amendment.

_____ No, not in favor
of amendment.

3. Shall Section 23, CONVEYANCES, SALES, RENTALS, LEASES AND TRANSFERS, Subsection (b), Rental or Lease, of the Declaration be amended to read as shown on the attached Exhibit "A" entitled Schedule of Amendments to Declaration of Condominium Ownership of Cloverplace, a Condominium?

_____ Yes in favor
of amendment.

_____ No, not in favor
of amendment.

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or any change, adjournment, or continuation of it, and revoke all prior proxies previously executed.

Dated: _____

Unit Owner Signatures

Unit Owner Printed Name

Unit Address: _____

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____

Proxy _____

(In no event shall this proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given.)

OTHER OCTOBER ACTIVITIES

- Board members have met with the good people at Raymond James, as they are the ones who handle the money we received in the sinkhole settlement. We wanted to go over the accounts in order to see if there were some different ways to grow our money more. Through their help, we have found different ways of give the community higher returns on our investments and should see a welcome increase soon.
- A neighbor on Ixora pulled a gun on an EarthTech employee who was in their back yard trying to do their job. The man with the gun believed the employee was putting his family in harm's way. It was reported to the police and the courts will figure the rest out.
- Cloverplace entrances have received new flowers.
- The soaker hose along the hedges and around the entrance flower beds have been repaired to keep the plants happy.
- The street light on Petrea has been reported to Duke Energy and they have fixed that.
- The small hole in the street on Petrea has been patched.
- The gates at the three ponds are now secure and locked.
- We are scheduling a security pro to come out and look at the pool to set up cameras and fix the electronic lock.
- Management has walked the neighborhood noting violations; letters will be sent out soon. Some are falling fences, wrong windows, parking on lawns and more. Remember this is a restricted community with rules and regulations to keep our homes looking great. Some of the biggest things to keep in mind are the following:
 - **DO NOT ALTER THE LOOK OF YOUR HOME:** You cannot change the colors, roof materials, fences, windows, doors or lights with any other then those listed in our docs. If you are wanting a change, please contact a board member for approval.
 - **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. For forms to submit go to Cloverplace.org/forms then click on roofs.
 - **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!**



RIGHT AND WRONG WINDOW STYLES

As mentioned above the property manager has walked the neighborhood and others as well have noticed some homes do not have the correct windows in the front of their homes.

Per our condominium documents our front windows of every house needs to have the correct style. Colonial-style grids are required to remain in our community. Grids (or muntins or grilles) are strips of material that simulate smaller panes of glass. Whether they are single or double-hung windows they must be added to the front windows of the condominium. Per our documents we have the 6 lite Colonial Style windows in the front. If you do not have these in your windows you will need to comply with the documents. You can purchase them as exterior grids and apply them to your new windows or you can get them install with the new windows.



➤ Cloverplace Board Member Meetings open to all!

November 21, 2019
December 19, 2019

Annual Budget / Board Meeting
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
P: +1 (727) 799-0031
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.

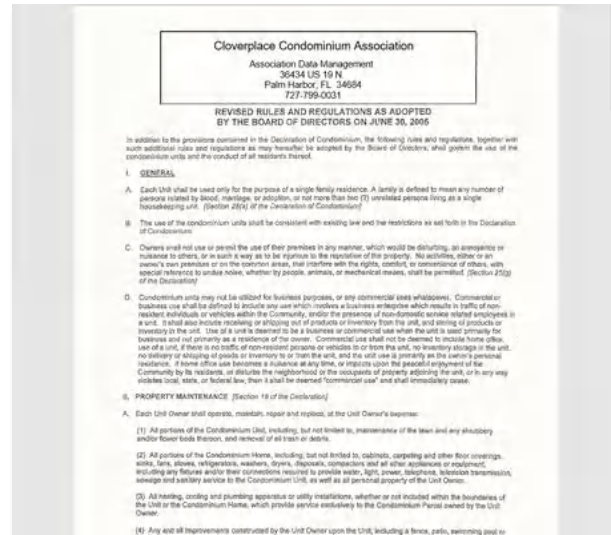
"Rules help us
live our lives
when we lose the
will to do it on
our own"

— 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

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.

