

## WHAT'S HAPPENING IN OUR COMMUNITY?

The Board of Directors Meets the third Thursday every month via Zoom On-line meetings. To get connected, login to <https://cloverplace.myhoast.com> and view the most recent "Notice" as you log on for instructions on how to attend.



PG. 2 – Halloween with Covid-19

PG. 3 – Current Covid – 19 stats - Pool Progress

PG. 4 – Lawn Watering Restrictions

PG. 5 – Punch List – Certificate of Completion

PG. 6 – 2020 – 2021 Budget

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PG. 8 – Towing – Deed Restrictions

PG. 9 – BOD Members – Meetings/Zoom

PG. 10 – Community Rules

PG. 11 – Rules and Condo Docs Info

*"The way to get started is to quit talking and begin doing."*

*-Walt Disney*

## YOUR OCTOBER NEWSLETTER

Winter season is upon us even though it is still hot! We avoided having to deal with Hurricanes this year. (So far) We have Halloween this week, Thanksgiving and Christmas is right around the corner. Sunday, November 1<sup>st</sup>, it is time to turn our clocks back to end Daylight savings time. And the board continues working hard on the community's behalf. See what's happened this month and what we are looking forward to accomplishing.



## HALLOWEEN WITH COVID-19

Another Halloween is here and one of our residents was kind enough to give us some reminders on how to stay safe.

### **Cloverplace Halloween 2020**

This Halloween 2020 there's one more monster lurking... COVID-19. Cloverplace can keep the spooky season alive, but we must be smart and safe. Here are some tips for our trick-or-treaters and candy-givers in the neighborhood who choose to participate in trick-or-treating this Halloween, Saturday Oct. 31, 2020.

#### **Trick-or-Treaters:**

**Do not participate if you feel sick, may have or may have been exposed to COVID-19!**

**Wear a Mask:** Costume masks may not offer the same protection as protective masks. Do not wear a protective mask on top of or under your costume mask, making it hard to breathe.

**Wash Your Hands:** Frequently use hand sanitizer while trick-or-treating. Avoid touching your face. Cough and sneeze into your elbow.

**CANDY:** DO NOT EAT CANDY until your hands are washed thoroughly with soap and water for 20 seconds. Wipe down the candy with sanitizing wipes, let the candy sit for a couple of days, or open the wrapper for your children and let candy drop onto a clean plate or bowl.

**Social Distance:** Keep your distance from fellow trick-or-treaters and candy-givers.

#### **Candy-Givers:**

**Do not participate if you feel sick, may have or may have been exposed to COVID-19!**

**Wear a Mask:** Wear masks with two or more layers, covering your nose and mouth.

**Wash Your Hands:** Frequently use hand sanitizer. Avoid touching your face. Cough and sneeze into your elbow.

**CANDY:** Make individual goodie bags lined up for a convenient grab-and-go. Wash your hands before preparing the goodie bags.

**Social Distance:** A table set-up 6 feet between you and the trick-or-treaters. One-Way trick-or-treating marked on the sidewalk. Make a Candy Chute with hollow tubing with the mission to distance six feet away.

**Please Halloween Responsibly!**

# CURRENT COVID-19 SITUATION IN FLORIDA

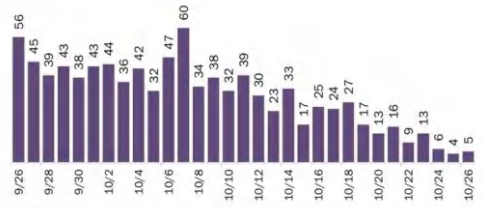
as of

9:25 am EDT, Tues. Oct. 27, 2020

New Cases by Day



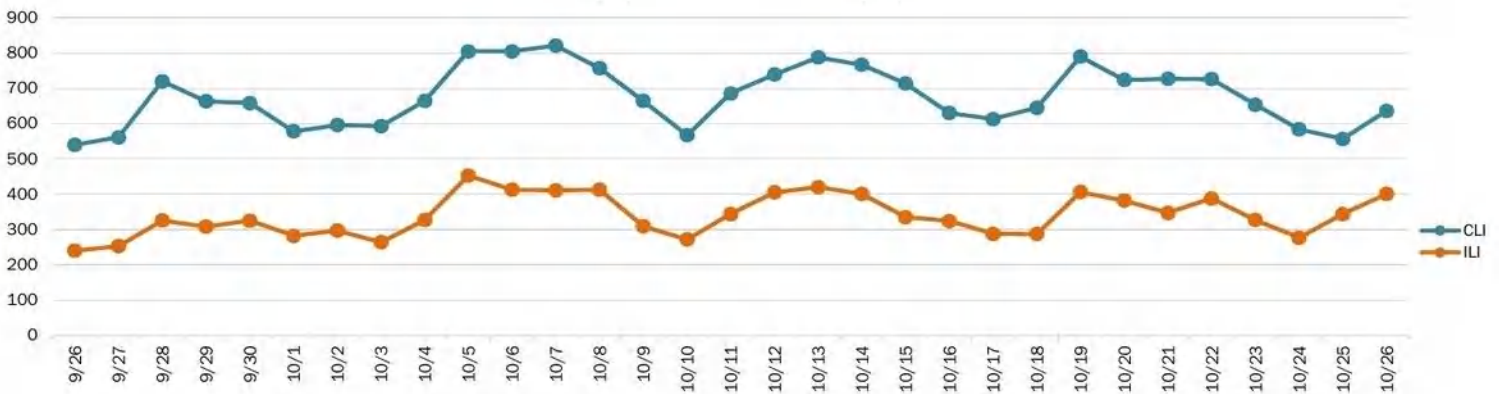
Death by Date of Death



New Case Positivity Rate



Influenza-like illness (ILI) and COVID-like illness (CLI) ED and FSED visits



If you would like to view more information on COVID-19 visit: <https://floridahealthcovid19.gov/#latest-stats>

## POOL PROGRESS

The new swipe card system equipment will be installed soon. All homeowners have been emailed a new pool key application that is requiring everyone to fill out and return it in order to receive the new pool access card – Key Card. Investors/landlords, were also asked to fill in all tenant information.



If the applications are not turned in then you will not receive a new access card until it is returned with the information filled in.

# LAWN WATERING RESTRICTIONS BACK IN PLACE

Most everyone who had work done by EarthTech has now received their new lawns and were told to water the new grass twice a day for 3 weeks. Well now that your grass has rooted there is no need to continue that watering pattern. It is now time to follow Pinellas County Watering Restrictions.

## Basic Rules:

### Wasteful & Unnecessary Use of Water Is Prohibited

- Allowing water to flow from an unattended hose
- Hand-watering a lawn on a restricted day or more than once a day
- Hosing-down a driveway or solid surface or structure when a dry method could be used
- Allowing water to flow from a broken sprinkler head, outdoor faucet, malfunctioning plumbing or irrigation system after receiving verbal or written notice

## Violations:

- The Year-Round Conservation Measures and Seasonal Reclaimed Water Restrictions allow the first violation of these restrictions to be issued as a "warning" Notice of Violation. The second and all subsequent violations under these restrictions will result in the issuance of a Notice of Violation followed by a citation with a \$193 fine. Contested citations may result in the \$193 fine plus additional court costs. For more information after receiving a citation, please contact Customer Service at 464-4000.

Addresses ending in:	Authorized Watering Days:
Even numbers: 0, 2, 4, 6, 8	Thursday and/or Sunday
Odd numbers: 1, 3, 5, 7, 9	Wednesday and/or Saturday
Mixed or No Address (such as common areas and other "no address" locations)	Tuesday and/or Friday

For unincorporated Pinellas County residents ([Pinellas County Code 82-2](#) [FAC 40D-22](#))

Watering Hours (regardless of property size)	
Morning: 12:01 a.m. to 10:00 a.m.	Evening: 4:00 p.m. to 11:59 p.m.

**Two Days a Week - One time per day**

## Rules include:

- Lawn irrigation is prohibited between 10 a.m. and 4 p.m.
- Properties with 2 acres or more of irrigated land may water ½ on Thursday and/or Sunday and may water the remaining ½ on Wednesday and/or Saturday. A diagram with the irrigation schedule for each zone must be submitted to Customer Service.
- Watering of new lawns and plants must follow an establishment period exemption schedule. See [Basic Rules](#)
- View the [Water Restrictions flyer](#) to find information about the 60-day establishment period for new lawn & landscaping, chemical applications, wasteful & unnecessary water use, car washing, and more or [see rules](#).

## EARTHTECK AND THE FINAL PUNCH LIST

Our Management Company, Association Data Management, and EarthTech have been working diligently to close out the issues that homeowners were having from all the work that was done with the sinkhole remediation. They went through the neighborhood 1 by 1 and marked off items on the list.

The board is now compiling a list of repairs for Phase II remediation process with a list of homes that have inside damage. The process is slow and we are trying to make sure we have all the information we need gathered together.

When completed we will have a Board meeting to discuss where we go from here.



## HOMEOWNER CERTIFICATE OF COMPLETION

Many people are still asking, **“How do I get my Certificate of Completion for my sinkhole repair on my home that Pinnacle promised to us?”**

**Here is how to get yours:**

1. Contact Association Data Management at 727-799-0031.
2. Tell them you are from Cloverplace and want your Certificate of Completion documentation that Pinnacle prepared for your property.
3. Tell them your property address and they will check to see if your certificate has been completed.



**If they have your report:**


1. Give them your email address and they will email you a form that you need to sign and email back to them.
2. If you do not have a computer or email address they will mail you the form via USPS.

**When they receive your signed form:**

1. They will email you your copy of the certificate paperwork and you can print it out.
2. Or if again you do not have a computer or email address they will mail you your copy of the certificate paperwork via USPS.

# 2020 BUDGET

If you attended the Zoom meeting on October 12<sup>th</sup>, 2020 you would have seen that the Board voted to fully fund the reserve accounts for the 2020 budget. This decision was made when homeowners were finding out that not having our reserves funded caused a lot of mortgage companies to back out of sales in the neighborhood. To circumvent this, it was addressed and the board made the decision to fully fund the reserves.



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

Budget Version: 2  
Date Created: 2020-09-27 17:47:36

Payments per Year: 12  
Date Updated: 2020-09-27 18:09:16

Additional Income				
Account	FY 2019 Annual Budget	Annual Budget	FY 2020 % Inc	Monthly
33000 - Interest Earned	500.00	100.00	-80.0 %	8.33
34914 - Late Charge Payment	200.00	0.00	-100.0 %	0.00
34915 - Sale Application	1,500.00	1,200.00	-20.0 %	100.00
34927 - Key Purchase	200.00	0.00	-100.0 %	0.00
34950 - Miscellaneous Income	0.00	46,602.89		3,883.57
35925 - Income Rental Unit	25,000.00	15,600.00	-37.6 %	1,300.00
38940 - Mailbox Income Fee	100.00	0.00	-100.0 %	0.00
39600 - Prior Year Rollover for Budget	0.00	48,582.35		4,048.53
<b>Subtotals</b>	<b>27,500.00</b>	<b>112,085.24</b>	<b>307.6 %</b>	<b>9,340.44</b>
<b>ADDITIONAL INCOME TOTALS</b>				
	<b>27,500.00</b>	<b>112,085.24</b>	<b>307.6 %</b>	<b>9,340.44</b>

Operating Budget				
Account	FY 2019 Annual Budget	Annual Budget	FY 2020 % Inc	Monthly
<b>ADMINISTRATION</b>				
40101 - Office Expense	11,000.00	2,000.00	-81.8 %	166.67

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# 2021 BUDGET

Association Data Management and the board are working very hard to try and keep our monthly association fees low for the 2021 budget, but many increases have happened since last year and fees will be raised. All the community's main expenses have increased, like our insurance, water, trash and now the reserves will be funded again. But be assured that your

board is going to be looking at every single line to try and keep our fees as low as possible.



**CLOVERPLACE CONDOMINIUM ASSOCIATION, INC.**  
2021 - Proposed Budget

Budget Version: 1  
Date Created: 2020-10-15 11:04:33

Payments per Year: 12  
Date Updated: 2020-10-15 14:39:36

Additional Income				
Account	FY 2020 Annual Budget	Annual Budget	FY 2021 % Inc	Monthly
33000 - Interest Earned	100.00	100.00	0.0 %	8.33
34915 - Sale Application	1,200.00	1,200.00	0.0 %	100.00
34950 - Miscellaneous Income	46,602.89	0.00	-100.0 %	0.00
36825 - Income Rental Unit	15,600.00	0.00	0.0 %	1,300.00
39600 - Prior Year Rollover for Budget	48,582.35	0.00	-100.0 %	0.00
<b>Subtotals</b>	<b>112,085.24</b>	<b>16,900.00</b>	<b>-84.9 %</b>	<b>1,408.33</b>
<b>ADDITIONAL INCOME TOTALS</b>				
	<b>112,085.24</b>	<b>16,900.00</b>	<b>-84.9 %</b>	<b>1,408.33</b>

Operating Budget				
Account	FY 2020 Annual Budget	Annual Budget	FY 2021 % Inc	Monthly
<b>ADMINISTRATION</b>				
40101 - Office Expense	2,000.00	3,062.46	53.1 %	255.21
40102 - Legal	12,000.00	15,614.70	31.8 %	1,317.89
40104 - Management Fee	21,600.00	21,600.00	0.0 %	1,800.00
40110 - Tax Preparation	600.00	225.00	-62.5 %	18.75

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The mailing of the proposed budget will be going out sometime next week to homeowners. The Board will vote on the new budget on November 19<sup>th</sup> at the Annual Budget / Board Meeting. Zoom information will be posted on Cloverplace.myHoast so homeowners can log in and attend the meeting.

Once the new budget has been approved and in place new coupon booklets will be sent out for next year.

## CLOVERPLACE WATER LEAKS

When ADM sent a water leak detection team to our neighborhood to discover leaks and they found at least 25+ leaks in the neighborhood which include: leaks at some hose bibs, leaks at the walls, sprinkler systems, irrigation systems not turned off and running toilets.



ADM is now going back through the properties that have been identified and making sure the homeowners have repaired their problems. Water leaks are a concern to everyone since it affects us through our monthly payments to the water company. If the problems that have been identified and have not been taken care of, violation letters will be going out. Our water and insurance bills are two of the highest amounts on our budget and will be raising our monthly fees for 2021.

## SHUT OFF VALVES

The board is still working on trying to get the list of homes that had water shut off valves installed from the previous property manager. However, that information is not forthcoming. We want to fix the shut off problem. If we do not get the list of homes and map from the previous property manager we will be sending out another eblast asking homeowners to return information whether they do or do not have them in their yards already. More information will be coming soon.



## ROAD RE-SURFACE

The road re-surface will not be done until the holes, water leaks and drains have been looked into and repaired if any damage is found. We have a team identifying the leaks and they will be recommending repairs.

We have 4 initial bids for the road re-surface that we have received and we have been reviewing however, there is a hold up on the hole repair that is needed on Cloverplace Dr. Until that is fixed no other work will be done.



## UH OH...WHERE'S MY CAR?

Our new towing company has been called several times this last month and will continue to be called until our parking violators understand we mean business about parking illegally.

As was reported last month, a lot of people are not adhering to the parking rules. Parking on the grass, parking where there's no parking spaces, blocking mail boxes etc. Therefore, our new towing company will now be on the lookout for violators. They will also be coming in at random times to catch violators. So if you park incorrectly, you may wake up one morning finding that your car or truck has disappeared. If that happens, it was probably towed by Bradford's Towing & recovery and you can reach them at 727-938-5511. So if you are parked illegally in the community and you find your car missing, call Bradford's, they most likely have it.



**(727) 938-5511**

## DEED RESTRICTIONS

- 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](http://Cloverplace.org/forms) then click on roofs. You must also adhere to the color scheme for shingles depending on your house color, per our documents.
  - **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. New Owners and Tenants will be given a welcome letter they must sign off on after reading our rules and regulations to get approval. Also, REGISTER YOUR PETS!



## **BOARD OF DIRECTORS**

**President: Diane Trepany**  
**Vice President: Michael Neff**  
**Treasurer: Dianne Sullivan**  
**Secretary: Maureen Glynn**  
**Director: Carol Gore**

### *Our Management Company*

Association Data Management  
A.K.A. Frankly Coastal Property Management, LLC

**Frank Parrish**

1400 Lake Tarpon Avenue  
Tarpon Springs, FL 34689  
P: +1 (727) 799-0031

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

## MEETINGS SCHEDULE

Cloverplace Board Member Meetings open to all!

### Meeting Schedule for 2020.

November 19, 2020  
December 17, 2020

Annual Budget / Board Meeting  
BOD Meeting

**Note:** Due to the Coronavirus we are having conference call computer and phone in board meetings rather than physical attendance meetings until things are back to normal. We are using online Zoom.com meetings where homeowners will call or login to a certain conference call phone number to be part of a meeting. See more information below.

## CORONAVIRUS AND ZOOM BOD MEETINGS

We continue to have our monthly Board meetings the third Thursday of every month by using the internet meeting tool called "Zoom". The meeting time may vary but everyone is invited to join. To receive notice check out <https://cloverplace.org> and Facebook. Notices will be placed there. To attend please login to <https://cloverplace.myhoast.com> and view the most recent "Notice" as you log on for instructions on how to attend.

Once the state has given permission for all of us to go back to normal, we can resume our face to face meetings. But for now this has been working great!



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

— Yvonne  
Woon, Dead  
Beautiful

## COMMUNITY RULES

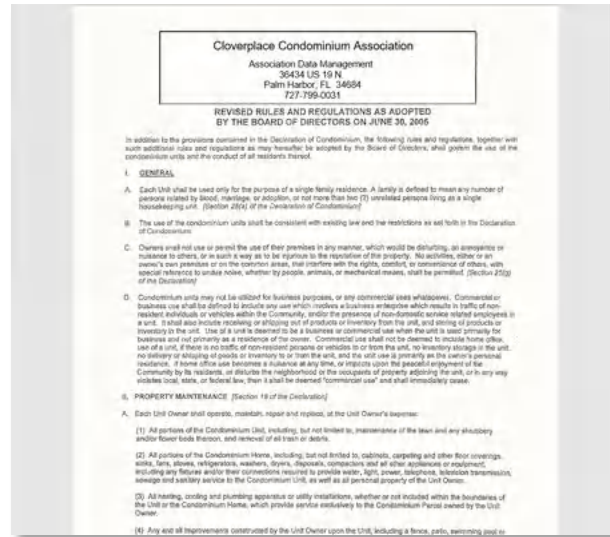
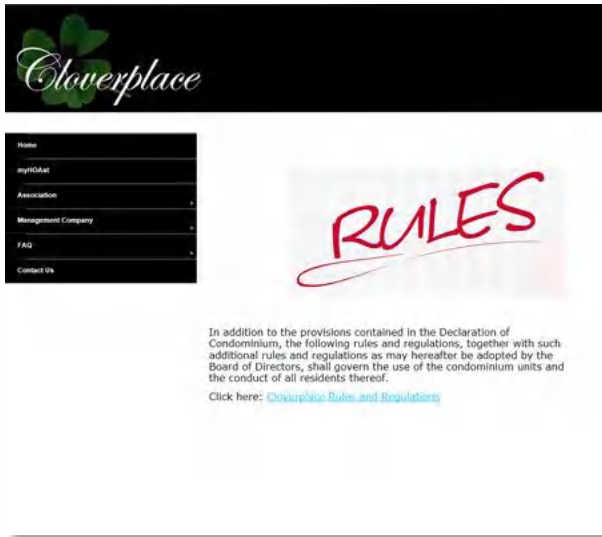
We have community rules that help us be good neighbors. Here are a few to always keep in mind.

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 curbside**: tables, beds, chairs, appliances at curbside for the garbage men to pick up. They won't. If you need something hauled away, post it on “free, curbside” 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 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. New Owners and Tenants will be given a welcome letter they must sign off on after reading our 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 mph. Violators will be notified. Because of this speed bumps were being installed.

# 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.

