

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 – Vandals - Pool Progress

PG. 6 – Selling Your Home – BOD Members

PG. 3 – “Punch List” Close out – Water Leaks

PG. 7 – Meeting Schedules – Zoom

PG. 4 – Road Re-Service – 2020/21 Budgets

PG. 8 – Community Rules

PG. 5 – Drainage Recommendations - Towing

PG. 9 – Rules and Condo Docs Info

Getting along with others is the essence of getting ahead, success being linked with cooperation.

William Feather

YOUR SEPTEMBER NEWSLETTER

Well its official, we are now in the Fall Season! We even had a few cooler days this month to prove it. But as the board continues going down the “to do” list and checking things off one by one, we’re still not done and continue to work hard on the communities behalf. See what’s happened this month and what we are looking forward to for next.



MORE GRASS VANDALISED



Last month we reported that someone has been going around and spraying something on the grass to kill our new lawns. It has been reported to the board that more residents are experiencing the same problem, and they are doing more damage to homeowner's properties. Not only are they ruining the new grass but there was a report of electric wiring being cut as well. Please report any mysterious activity of this type in the neighborhood to the police.

POOL PROGRESS

The pool has been officially re-opened again for all to enjoy during these last hot days of September. The new swipe card system equipment has arrived and will be installed towards the end of October. All homeowners will soon be receiving an email requiring everyone to fill out and return the form in order to receive the new pool access cards – Key Cards. Investors/landlords, we will also need all tenant information filled out as well.



In addition to all the pool changes, we have also discovered that there are a few things that will still need to be fixed, one being a pool water leak. So once the cold air settles in, when most won't be visiting the pool, we'll be having a restoration company come in and make an official assessment as to what the repairs involve. We'll accept bids on the work and once the bidding process is over, the pool will get the necessary fixes. It's a tall order, but it's one we feel is necessary to keep up our home values and the community's enjoyment.

EARTHTECK AND THE FINAL PUNCH LIST

Our management company, Association Data Management, is working hard with EarthTech to close out the issues that homeowners might still be having from all the work that was done with the sinkhole remediation. President *Diane Trepany* has been working with ADM and EarthTech's owner with the "Punch List" and all hope that the problems will be solved very shortly. They have been going through the neighborhood 1 by 1 and marking off items on the list. They will be retuning on Tuesday to do the rest of the neighborhood. The board is planning a special meeting regarding the Phase II remediation process and are compiling another list of homes that have inside damage. As soon as a plan has been determined, more information will be forth coming.



CLOVERPLACE WATER LEAKS



We have discovered that there are a few water leaks in the community. ADM has sent a water leak detection team to our neighborhood to help discover them and create a plan to resolve the issue. There have 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. The properties have been identified and as homeowners you know that Water leaks are a concern to everyone since it affects us through our monthly payments to the water company. If you know of problems, please take care of them.

ROAD RE-SERVICE

In the near future we are going to be getting our roads re-serviced so the community will look fresh and new again. But we can't start this until our leaks have been fixed, and drains have been looked at and repaired if any damage is found. So far we have 4 initial bids that we have received. We will be reviewing the bids and selecting a firm to do the work and schedule the work to be done soon.



2020 BUDGET

Our management company, ADM, will be mailing the community an updated 2020 budget very soon. Last year it was voted to not contribute to reserves so as to not raise our monthly fees. However, by doing so, it has caused a problem with lenders not wanting to approve mortgages for those wanting to buy here. So to solve this, the board will use money we have been earning in our interest earned account that we have with Raymond James. This won't affect you unless you are trying to sell your home, and then you will be very happy that the board approved this.



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

| Account | FY 2019 | | FY 2020 | | Monthly |
|--|------------------|-------------------|----------------|--|-----------------|
| | Annual Budget | Annual Budget | % Inc | | |
| 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 |
| 36925 - 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 |
| Subtotals | 27,500.00 | 112,085.24 | 307.6 % | | 9,340.44 |
| ADDITIONAL INCOME TOTALS | 27,500.00 | 112,085.24 | 307.6 % | | 9,340.44 |

| Account | FY 2019 | | FY 2020 | | Monthly |
|------------------------|---------------|---------------|---------|--|---------|
| | Annual Budget | Annual Budget | % Inc | | |
| ADMINISTRATION | | | | | |
| 40101 - Office Expense | 11,000.00 | 2,000.00 | -81.8 % | | 166.67 |

2021 BUDGET

This is also the time of year that the 2021 budget will need to be looked at and voted on. The budget will be mailed to you in October and will be up for final approval no later than November 15th. Changes we see are that the water bill has gone up, our Insurance has gone up, and a few other items you will see on the budget list have also gone up. Therefore, unfortunately, that means that our monthly fees will have to go up for next year. But be assured that your board is going to be looking at every single line entry to try to keep our fees as low as possible. After all, they live here too, and they too don't want to pay any more than is necessary.

MORE HOME REPAIR RECOMMENDATIONS

Do you need drainage work done? Sprinkler Repair or installation? One of our board members hired this company and stated they did a great job. If you are in need for work to be done, you could give them a try. They were found on Angies List and they give veterans a 10% discount.

Aqua Pro Irrigation & Outdoor Services

375 Douglas Rd.
Oldsmar, FL 34677
813-814-4437

25 years of experience. Licensed &
Insured!

Drainage, Sprinkler Installation/repair, Landscape Lighting

UH OH...WHERE'S MY CAR?

As was reported last month, we have been having 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. 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.



(727) 938-5511

If it happens, you can reach them at 727-938-5511. It's been an ongoing issue and unfortunately warnings of the problem has not been working. So if you are parked illegally in the community and you find your car missing, call Bradford's, they most likely have it.

REMEMBER IF YOU ARE SELLING YOUR HOME...

Remember if you are selling your home, Cloverplace has a few rules that need to be adhered to:

For sale signs cannot be posted in the front yards of homes that are for sale. **Homeowners and realtors can only post for sale signs in the front window of their units.**

Cloverplace has adopted a new rule per our new amendment to make sure our community is not all rentals. (INVESTORS CAN NOT RENT FOR ONE YEAR) It is the **seller's responsibility to inform all new home purchasers and realtors**, that **the new amendment states they must live in the property for at least a year before they can rent it out.** With that new amendment the **application fee was raised to \$100.00** and **all new purchasers must fill out the application and give the board 30 days' notice for approvals.**

All new lease and sales applicants **must sign the new Welcome Packet and return the signed pages** before they will be allowed to move in. It is mandatory that anyone moving here needs to know the rules.

BOARD MEMBERS/MANAGEMENT COMPANY

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

Cloverplace Board Member Meetings open to all!

Meeting Schedule for 2020.

October 15, 2020
November 19, 2020
December 17, 2020

BOD Meeting
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 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!

COMMUNITY RULES

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

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


— Yvonne
Woon, Dead
Beautiful

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. Because of this speed bumps are being installed.

CONDOMINIUM DOCUMENTS

RULES AND REGULATIONS

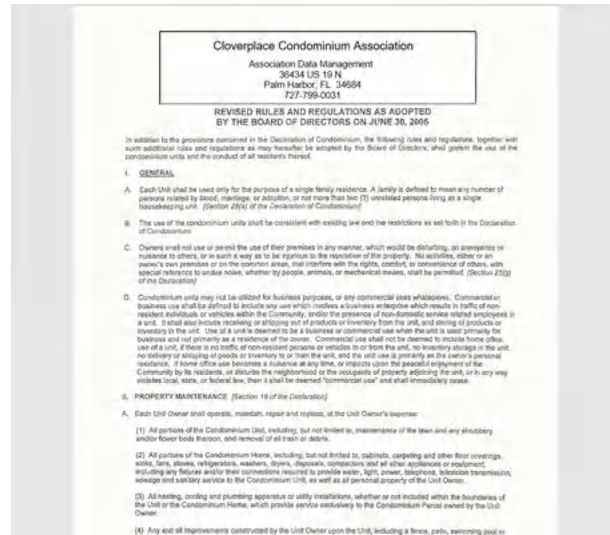
For documentation that you should be aware of while living at Cloverplace you can review our Condominium Documents at <http://cloverplace.org/condodocs.html> click on “Cloverplace Condominium Documents” link in the content. To view our updated rules and regulations go here: <http://cloverplace.org/rules.html>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



The screenshot shows the Cloverplace logo at the top left. Below it is a dark navigation menu with the following items: Home, myHOAst, Association, Management Company, FAQ, and Contact Us. To the right of the menu is a large graphic with the word "RULES" written in a red, cursive font. Below the graphic is a short paragraph of text and a link.

In addition to the provisions contained in the Declaration of Condominium, the following rules and regulations, together with such additional rules and regulations as may hereafter be adopted by the Board of Directors, shall govern the use of the condominium units and the conduct of all residents thereof.

Click here: [Cloverplace Rules and Regulations](#)



The screenshot shows a document titled "Cloverplace Condominium Association" with the following details: Association Data Management, 36434 US 19 N, Palm Harbor, FL 34684, 727-799-0031. The document is titled "REVISED RULES AND REGULATIONS AS ADOPTED BY THE BOARD OF DIRECTORS ON JUNE 30, 2006". It contains several sections, including "GENERAL" and "PROPERTY MAINTENANCE".

Cloverplace Condominium Association
Association Data Management
36434 US 19 N
Palm Harbor, FL 34684
727-799-0031

REVISED RULES AND REGULATIONS AS ADOPTED BY THE BOARD OF DIRECTORS ON JUNE 30, 2006

In addition to the provisions contained in the Declaration of Condominium, the following rules and regulations, together with such additional rules and regulations as may hereafter be adopted by the Board of Directors, shall govern the use of the condominium units and the conduct of all residents thereof.

I. GENERAL

A. Each Unit shall be used only for the purpose of a single family residence. A family is defined to mean any number of persons related by blood, marriage, or adoption, or not more than two (2) unrelated persons living as a single housekeeping unit. (Section 216(c) of the Declaration of Condominium)

B. The use of the condominium units shall be consistent with existing law and the restrictions as set forth in the Declaration of Condominium.

C. Owners shall not use or permit the use of their premises in any manner, which would be disturbing, an annoyance or nuisance to others, or in such a way as to be injurious to the reputation of the property. No activities, either or an owner's own premises or on the recreation areas, that interfere with the rights, comfort, or convenience of others, with special reference to undue noise, whether by people, animals, or mechanical means, shall be permitted. (Section 212(g) of the Declaration)

D. Condominium units may not be utilized for business purposes, or any commercial uses whatsoever. Commercial or business use shall be defined to include any use which involves a business enterprise which results in traffic of non-resident individuals or vehicles within the Community, and/or the presence of non-employee service related employees in a unit. It shall also include receiving or shipping out of products or inventory from the unit, and storing of products or inventory in the unit. Use of a unit is deemed to be a business or commercial use when the unit is used primarily for business and not primarily as a residence of the owner. Commercial use shall not be deemed to include home office, use of a unit, if there is no traffic of non-resident persons or vehicles to or from the unit, no inventory storage in the unit, no shipping or shipping of goods or inventory to or from the unit, and the unit use is primarily as the owner's personal residence. If home office use becomes a business at any time, or impacts upon the peaceful enjoyment of the Community by its residents, or disturbs the neighborhood or the occupants of property adjoining the unit, or in any way violates local, state, or federal law, then it shall be deemed "commercial use" and shall immediately cease.

II. PROPERTY MAINTENANCE (Section 18 of the Declaration)

A. Each Unit Owner shall operate, maintain, repair and replace, at the Unit Owner's expense:

- (1) All portions of the Condominium Unit, including, but not limited to, maintenance of the lawn and any shrubbery and/or flower beds, drainage, and removal of all trash or debris.
- (2) All portions of the Condominium Home, including, but not limited to, cabinets, carpeting and other floor coverings, walls, fans, doors, refrigerators, washers, dryers, disposals, compactors and all other appliances or equipment, including any fixtures and/or their connections required to provide water, light, power, telephone, television transmission, sewage and sanitary service to the Condominium Unit, as well as all personal property of the Unit Owner.
- (3) All heating, cooling and plumbing apparatus or utility installations, whether or not included within the boundaries of the Unit or the Condominium Home, which provide service exclusively to the Condominium Parcel owned by the Unit Owner.
- (4) Any and all improvements constructed by the Unit Owner upon the Unit, including a fence, patio, swimming pool or

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.



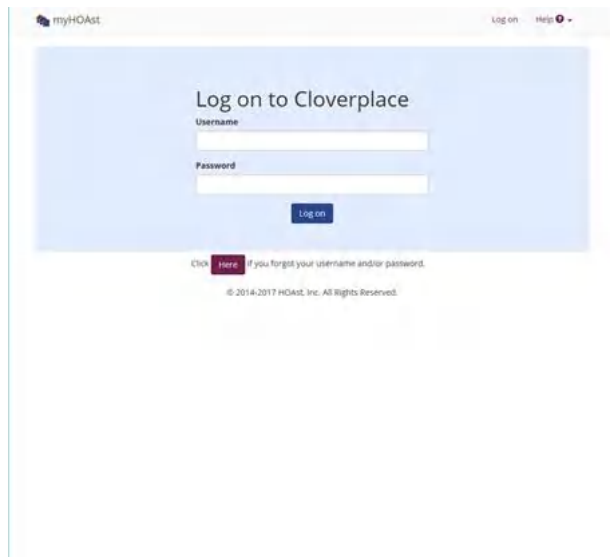
The screenshot shows the myHOAst Home Owner Assistant login page. It features the myHOAst logo and the text "Home Owner Assistant" and "Providing Software Centered on Association Living". There is a "LOG ON" button and a copyright notice for 2014-2017 HOASt, Inc.

myHOAst Log on Help

HOASt
Home Owner Assistant
Providing Software Centered on Association Living

LOG ON

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The screenshot shows the myHOAst login page for Cloverplace. It features a "Log on to Cloverplace" heading and a login form with fields for "Username" and "Password", and a "Log on" button. There is also a link for "Forgot your username and/or password" and a copyright notice for 2014-2017 HOASt, Inc.

myHOAst Log on Help

Log on to Cloverplace

Username

Password

Log on

Click [Here](#) if you forgot your username and/or password.

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