

## WHAT'S HAPPENING IN OUR COMMUNITY?

 Welcome

**Proposed New Amendments**

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

*Walt Disney*

## AUGUST NEWSLETTER

We have been working hard to start getting the community cleaned up and get our documents in better working order. Below you'll see some new proposed amendments and violation news. Feel free to email any questions at [cloverplacecondoassn@gmail.com](mailto:cloverplacecondoassn@gmail.com).



## AUGUST ACTIVITIES

Board members and homeowners met at the pool on August 22 to discuss some proposed new amendments to the condominium documents. You will be receiving them in the mail shortly. It involves four changes:

1. Increase HOA late fees
2. Increase application fees to live here.
3. No rental for first year living in Cloverplace.

You can read the entire open letter here. When you get them in the mail, please respond and encourage your neighbors to cast their vote as well. You can scan your answers and either email them back to [bowaggee@aol.com](mailto:bowaggee@aol.com) or to [dtrep@gate.net](mailto:dtrep@gate.net) or mail them back to Frank Parrish at Association Data Management at 36434 US 19 N Palm Harbor, FL 34684.

### CLOVERPLACE CONDOMINIUM ASSOCIATION, INC.

#### OPEN LETTER TO OWNERS

Dear Fellow Owners:

Please find enclosed proposed amendments to the Declaration relating to the implementation of interest and late fees when assessment payments are delinquent and leasing of units. The Board feels the enclosed proposed amendments to the Declaration are in the best interests of the Condominium.

The current amendment provision of the Declaration requires the affirmative vote of a majority of the members of the Association present in person or by proxy at a duly called meeting of the membership of the Association to amend any provision of the Declaration. **Please encourage your neighbors to actively engage in the process and cast their vote one way or another.**

The proposed amendments to the Declaration serve to accomplish the following:

(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.

(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.

(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.

We would encourage owners having any questions or comments with regard to the proposed amendment to please contact the Board; otherwise, the Board of Directors encourages your YES vote with regard to the proposed amendment to the Declaration enclosed herein.

If you are agreeable to the proposed amendments, please fully complete the enclosed Limited Proxy and return same to Cloverplace Condominium Association, Inc., c/o Association Data Management, 36434 U.S. Highway 19 N., Palm Harbor, Florida 34684 or by hand delivery prior to the time of the meeting.

Again, the Board encourages your active participation and needs your vote in order to effectuate the proposed changes.

Should you have any questions or concerns, please do not hesitate to contact the Board of Directors.

Sincerely,

Your Board of Directors  
Cloverplace Condominium Association, Inc.



## VIOLATION NEWS

A new committee has been formed to carry out violation decisions. These members are NOT board members and cannot be according to State Statues. They are in place to see that violation fines are done fairly and according to the rules and regulations posted in our docs.

Homeowners who do not adhere to Cloverplace rules will get a warning letter explaining the infraction, then a second letter explaining the rules and consequences of not fixing the problem, and then could face being fined \$100.00 a day (up to \$1000.00) for each infraction. If that is not paid and the problem is still not fixed, a lean could be placed on your home.

The purpose of this is to help clean up the neighborhood. So look around your home. Do the gutters need to be cleaned? Do you need to paint or repair parts of the outside of your home? Is there garbage, brush, wood, or other things that need to be removed? Now is the time to work on those. No one wants to be called out, but for the sake of all of us, it's time to enforce the rules and improve Cloverplace home values as well as beautify our community.

If you don't know the rules and regulations regarding maintaining your property, you can read them on our website at <http://cloverplace.org/rules.html>. The Violation letter will be sent out to every homeowner soon, look for it in your mail and you can see a copy below.



**CLOVERPLACE CONDOMINIUM ASSOCIATION, INC.**  
**VIOLATION POLICY**

Pursuant to the authority contained within the Association's governing documents and Florida Statute Section 718, the Board of Directors hereby adopts the following Violation Policy which shall be in effect for Cloverplace Condominium Association, Inc.

1. "Violation" refers to any action or condition within the community and on the common area that violates any covenant, rule or policy contained within the Association's Declaration, Bylaws, Rules & Regulations or Board Policies (collectively, the "Governing Documents"). A copy of the Governing Documents may be obtained from the Association's Management Company, Association Data Management, 36464 US Hwy. 19 North, Palm Harbor, Florida 34684 or via e-mail: [fparrish@associationdatamanagement.com](mailto:fparrish@associationdatamanagement.com).

2. Violation Procedure:

- (a) A violation may be identified by Association Board Members, residents or the Property Management firm – and must be promptly reported to the Association's Property Manager via e-mail: [fparrish@associationdatamanagement.com](mailto:fparrish@associationdatamanagement.com).
- (b) Upon identifying a violation, the Property Manager will provide notice of the violation to the owner and/or tenant (1<sup>st</sup> Notice) and afford the owner or tenant a reasonable time to cure the violation – the Resolution Date.
- (c) The Resolution Date is based on the impact of the violation, safety issues and ability to act to address the issue with the following guidelines:
  - a. Violations that can be easily actioned are to be completed within 3 days – e.g. moving cars, boats, trash, debris, commercial vehicles, etc.
  - b. Violations that require efforts to coordinate are to be completed within 14 days – e.g. removing rust, repairing fences, etc.
  - c. Violations that may require more time to complete are to be completed within 1 month, unless a plan is submitted to the Board and approved by the Board within the 1 month time period.
- (d) The 1<sup>st</sup> Notice is a courtesy notice and will document the violation, identifying the specific rule that has been violated, and will indicate how the violation may be corrected. The 1<sup>st</sup> Notice will indicate that if the violation remains uncured fines or a suspension may be levied.
- (e) If the violation is not cured within the timeframe (Resolution Date) specified by the Association, the owner will receive a 2<sup>nd</sup> Notice letter indicating that a daily fine in the amount of \$100 per violation, with a maximum fine of \$1,000 per violation, have begun to accrue, and provide the owner with at least 14 days' notice of a hearing date before the Fining Committee.
- (f) A member of the Board or Property Management firm will inspect the premises on the day of the fining hearing to determine whether the violation has been cured. If the violation has been cured, the Association will waive the fines.
- (g) If the violation remains uncured as of the date of the fining hearing, the Association may seek the maximum fine amount and the owner will have an opportunity to present evidence regarding the violation and remediation efforts, if any, to the Fining Committee.
- (h) The Fining Committee's role is to accept or reject the fine proposed by the Association. If a majority of the Fining Committee approves the proposed fine, the fine shall be placed on the owner's account ledger five (5) days after the hearing, and the Property Management firm shall issue a letter to the owner advising him or her of same.
- (i) If the violation remains uncured after the fining hearing, the matter may be turned over to the Association's attorney to initiate litigation, at which point the owner may be responsible for the Association's legal fees.
- (j) Depending on the nature and severity of the violation, or in the event of a repeat violation within twelve (12) months, the Board reserves the right to escalate a violation directly to fining and/or litigation at any point.

3. This violation policy supersedes any previous violation policy both past and present.

The above violation policy and timeframes are intended to be a guideline and all actions are subject to administrative and processing delays. However, any deviation from this policy shall not constitute a waiver of any rights or remedies of the Association in having violations resolved.

Approved by Board on this \_\_\_\_ day of \_\_\_\_\_, 2019.

Signed: \_\_\_\_\_ Title: \_\_\_\_\_

Print Name: \_\_\_\_\_



Pinnacle has informed us that we are now **57% complete** in the sinkhole repair process as of August 21<sup>st</sup>. If you look at the chart below you can see current addresses being worked on and their completion date, what date they'll be working on other addresses and where they'll be next.

It seems most all Sinkhole Repair Reports have been turned in and at this time we are considering what options we have next to make sure everyone's damage is being repaired. We want to make sure that the companies causing the problems, fix the problems. So we'll have more news on that soon.

Overall Project Completion	
	57.0%

Total Project Costs to Date	
Earth Tech	\$ 6,111,933.00
Pinnacle	\$ 675,529.17
<b>Total</b>	<b>\$ 6,787,462.17</b>

New Costs Compiling Upcoming August 2019 Invoice	
Earth Tech	\$ 318,836.00
Pinnacle	\$ 49,686.67
<b>Total</b>	<b>\$ 368,522.67</b>

Projected Total Cost	
\$	12,661,626.70

Average Per Bldg Grout Cost	
\$	92,405.48

Average Per Bldg Permeation Cost	
\$	23,671.25



## SCHEDULING

COMPACTION GROUT INJECTION			PERMEATION	
BLUE GROUT CREW	Working On:	Est. Completion	Working On:	326-328 Ixora Drive
	339-341 Phlox Drive	8/23/2019		
	354-356 Hibiscus Drive	8/23/2019		
	3251-3253 Hibiscus Drive	8/23/2019		
	3259-3261 Hibiscus Drive	8/23/2019	Upcoming:	312-314 Ixora Drive
	3267-3269 Hibiscus Drive	8/30/2019		294-296 Ixora Drive
RED GROUT CREW	3283-3285 Hibiscus Drive	9/13/2019		3378-3380 Cloverplace Dr.
	Working On:	Est. Completion		3336-3338 Cloverplace Dr.
	3152-3154 Cloverplace Drive	8/30/2019		3300-3302 Cloverplace Dr.
	3172-3174 Cloverplace Drive	8/30/2019		3146-3148 Cloverplace Dr.
	3184-3186 Cloverplace Drive	8/30/2019		3140-3142 Cloverplace Dr.
	3222-3224 Latana Drive	9/20/2019		3134-3136 Cloverplace Dr.
YELLOW GROUT CREW	3236-3238 Latana Drive	10/4/2019		3137-3139 Cloverplace Dr.
	3250-3252 Latana Drive	9/6/2019		
	Working On:	Est. Completion	UNDERPINNING	
	3276-3278 Cloverplace Drive	8/30/2019	Working On:	3101-3103 Phlox Drive
	3268-3270 Cloverplace Drive	9/13/2019		
	3260-3262 Cloverplace Drive	9/27/2019	Upcoming:	
	Upcoming:	Estimated Start		
	3252-3254 Cloverplace Drive	9/16/2019		
	3238-3240 Cloverplace Drive	9/16/2019		
	3224-3226 Cloverplace Drive	9/16/2019		

## GRASS AND CONCRETE INFO

If you have any scheduling questions, information that the landscaping or concrete men need to have before they do your repairs, you can contact them at the numbers below.

**Concrete:** Dave 989-915-9012

**Landscaping:** Alan 813-714-9350

## ➤ NEW Crime Report

It is still very low in our community but there are a few here that you may want to know about

Distance: 2 miles

Crime Types: Alarm, Arson, Assault, Simple Battery, Aggravated Battery, Sexual Battery, Burglary Business, Burglary Residence, Burglary Structure, Burglary Vehicle, Grand Theft, Petit Theft, Purse Snatch, Shoplifting, Grand Theft Auto, Grand Theft Auto - Recovered, Traffic Accident, Trespassing, Vandalism, Weapon, Other, Drug, Homicide, Kidnapping, Missing Person, Armed Robbery, Carjacking, Home Invasion, Unarmed Robbery

Category	Report Number	Date	Time	Agency	Address	Municipality
THEFT-PETIT	SO19-271121	08-25-2019	02:44:00 PM	Sheriff	3300 Block of CLOVERPLACE DR	PINELLAS SO
<a href="#">go to Crime Viewer</a>						

Category	Report Number	Date	Time	Agency	Address	Municipality
DOMESTIC	SO19-258179	08-14-2019	05:20:00 PM	Sheriff	800 Block of HIGHLANDS BLVD	PINELLAS SO
FRAUD	SO19-259461	08-15-2019	04:30:00 PM	Sheriff	3300 Block of CLOVERPLACE DR	PINELLAS SO
<a href="#">go to Crime Viewer</a>						



# FLORIDA WEATHERIZATION ASSISTANCE PROGRAM

The Weatherization Assistance Program (WAP) annually provides grant funds to community action agencies, local governments, Indian tribes and non-profit agencies to provide specific program services for low-income families of Florida. The mission of the program is to reduce the monthly energy burden on low-income households by improving the energy efficiency of the home. The program is funded each year by the United States Department of Energy and receives supplemental funding from the United States Department of Health and Human Services. The extent of services to be provided depends on available funding. Preference is given to elderly (60 years-plus) or physically disabled residents, families with children under 12 and households with a high energy burden (repeated high utility bills).

Based on pre-inspection diagnostic testing of your home and available funding; your home may be eligible for a variety of energy saving measures which may include the following:

**Health and Safety measures.** This may include smoke detectors, CO detectors, kitchen and bathroom exhaust fans. **Pre-approved measures** such as water heater pipe insulation, water heater tank insulation, faucet aerators, lighting retrofits and low flow showerheads.

- Address air infiltration with weather stripping, caulking, thresholds, minor repairs to walls, ceilings and floors, and window and door replacement
- Install attic and floor insulation (floors in northern Florida counties only)
- Install attic ventilation
- Apply solar reflective coating to manufactured homes
- Install solar screens
- Repair or replace inefficient heating and cooling units
- Repair or replace water heaters

If you are interested in applying for this assistance program, fill out the form and call the local Pinellas County Urban League in Pinellas County at (727) 327-0977 and set up an appointment to see if you qualify. You will have to go their office so bring you application and any pertinent paperwork they may need. There may be a waiting list but someone will come out and address any concerns you may have. You can go here and read all about it:

<http://floridajobs.org/community-planning-and-development/community-services/weatherization-assistance-program>



To be submitted with the completed Client Intake Form: Applicant photo identification and social security cards for all household members, proof of home ownership, total household income for past twelve months and a copy of the last utility bill.

## WEATHERIZATION ASSISTANCE PROGRAMS

### CLIENT INTAKE FORM

<b>AGENCY NAME:</b>		<b>JOB NO:</b>
<b>CLIENT NAME:</b>		<b>OWNER'S NAME:</b>
<b>SOCIAL SECURITY #: (last 4 digits)</b>		<b>PHONE NO.:</b>
<b>UNIT ADDRESS:</b>		<b>MAILING ADDRESS:</b>
<b>CITY:</b>	<b>ZIP</b>	<b>COUNTY:</b> <b>ZIP</b>
<b>LANDLORD AGREEMENT</b> YES    NO	<b>OWNERSHIP PROOF (source)</b>	<b>YEAR BUILT:</b>
<b>INCOME ELIGIBILITY:</b> Must include <u>annual</u> income for <u>ALL</u> household members.		
<b>Type of Income:</b>	<b>Client</b>	<b>Others in household</b>
A. EMPLOYMENT		
B. UNEMPLOYMENT COMPENSATION		
C. SOCIAL SECURITY		
D. SUPPLEMENTAL INCOME (SSI)		
E. RETIREMENT		
F. T.A.N.F.		
G. OTHER (type)		
<b>Subtotals:</b>		
<b>TOTAL HOUSEHOLD INCOME = \$</b>		
<b>Main Heating Fuel Source (Check one)</b> Propane    Natural Gas    Electric    Wood    Other		
<b>TOTAL # OF PEOPLE RESIDING IN HOUSE:</b>	<b>CLIENT CHARACTERISTICS:</b> Check each characteristic of the client who qualifies for assistance. (Client may be counted in more than one category. Client is not a child.)	
Utility Bill at time of application \$	ELDERLY (60 & older)	
<b>CHARACTERISTICS OF ALL PEOPLE IN HOUSE:</b> (Each person may be counted in more than one category)	DISABLED	
	N. AMERICAN INDIAN	
	HIGH ENERGY BURDEN HOUSEHOLD	
	RECURRING HIGH ENERGY BURDEN (LIHEAP Referral)	
	OTHER (Income qualified only)	
ELDERLY (60 & older)	<b>UNITS BY OCCUPANCY: check only one below:</b>	
DISABLED	OWNER OCCUPIED HOME	
NATIVE AMERICAN INDIAN	SINGLE FAMILY RENTER	
CHILDREN (2 & under )	MULTI FAMILY	
CHILDREN (3 to 5 years )	OWNER MOBILE HOME	
CHILDREN (6 to 12 years)	RENTER MOBILE HOME	
All other people not included in above categories		
<b>CLIENT AGREEMENT:</b> 1. I voluntarily waive the provisions of the Privacy Act in order to permit verification of my income eligibility. 2. I certify that my household meets the income guidelines of this program. 3. I hereby give permission to enter these premises for the purpose of conducting an energy audit and having my home weatherized. 4. I authorize this agency or its representatives to obtain information regarding my utility usage as needed from the appropriate utility company. 5. There are ____ are not ____ occupant health issues that will prevent performing diagnostic testing.		
<b>CLIENT SIGNATURE:</b>		<b>DATE:</b>
A COPY OF THIS CLIENT INTAKE FORM IS REQUIRED FOR EACH PROGRAM FROM WHICH FUNDS WERE UTILIZED ON THIS UNIT.		

Form CIF-11

## **BOARD OF DIRECTORS**

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

### **Cloverplace Board Member Meetings open to all!**

September 19, 2019	BOD Meeting
October 17, 2019	BOD Meeting
November 21, 2019	Annual Budget / Board Meeting
December 19, 2019	BOD Meeting

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

#### **Association Data Management**

**Frank Parrish**  
36434 US 19  
Palm Harbor, FL 34684  
P: +1 (727) 799-0031  
[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.

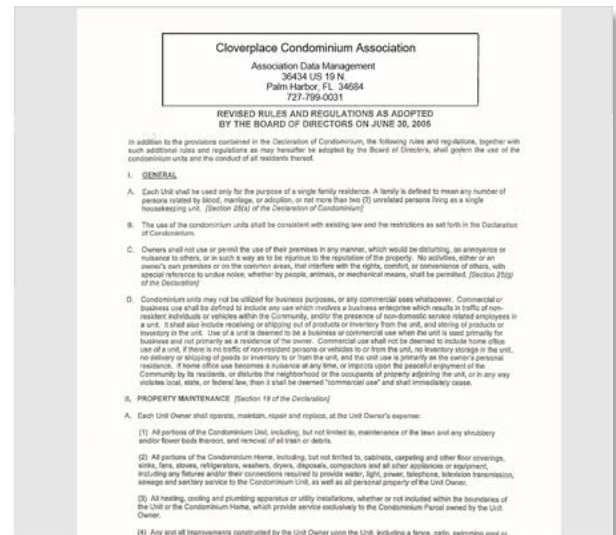
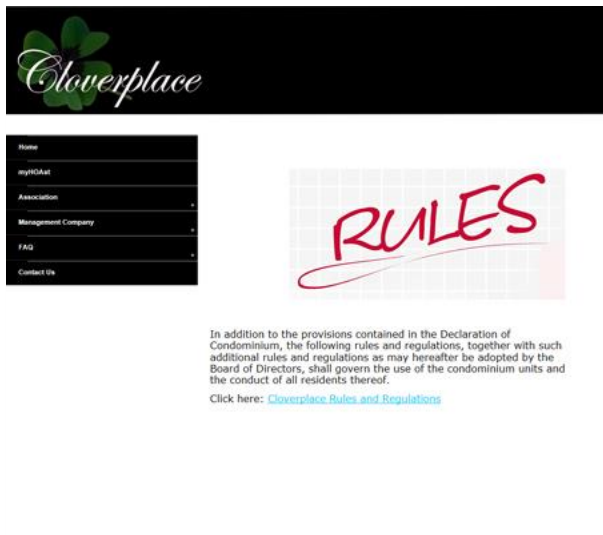
"Rules help us  
live our lives  
when we lose the  
will to do it on  
our own"

— 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

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.

