



WHAT'S HAPPENING IN OUR COMMUNITY?

 The Home Owners meet with the board of directors 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. 3 – Speed Bumps

 PG. 4, 5, 6 – Hurricane Tips

 PG. 7 – Mosquitos – Shut Off valves – Fences

 PG. 8 – Fines – Cars and Lawns - Illegal Parking

 PG. 9 – New Grass – Welcome Packet

 PG. 10 – Board/Management Info

 PG. 11 – Meetings – Community Rules

 PG. 12 – Rules and Condo Docs Info

*"Tell me and I forget.
Teach me and I
remember. Involve me
and I learn." –*

Benjamin Franklin

YOUR JUNE NEWSLETTER

Well we're still dealing with the Coronavirus. Cases are going up, businesses are mandated for all employees to wear masks, and we are all still practicing social distancing. So the home owners meeting are still being held on Zoom on-line. But even that hasn't stopped the board from getting down to business. It's been difficult but here's what's been in the works for the month of June 2020.



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!

MANDATORY FACE MASKS IN PINELLAS COUNTY

PINELLAS COUNTY REQUIRES FACE COVERINGS IN BUSINESSES

Businesses and customers in Pinellas could face a civil citation of \$100 for a first violation.

On Tuesday, Pinellas County became the latest government in the Tampa Bay area to require face coverings when people conduct business indoors in public spaces.

Starting Wednesday 6/24/2020 at 5 p.m., all people will be required to wear face coverings while in any indoor establishment in Pinellas County. The countywide ordinance will be active as long as a local emergency order remains in place.

Florida reported 10,000 new case on Saturday 6/27/2020.



JUNE CHANGES

Speed bumps have been added



Speed bumps had to be added on Phlox Drive due to the increase in speeders. UPS, FedX, Lawn guys, and homeowners all have been seen putting the peddle to the metal over and over again, endangering the children and pets in the area. So two bumps were added. One at the top of the hill and one just before the curve. Thank you for your understanding...55 mph in that area just could not be tolerated any longer.



The pool is still being worked on....but it's close to being done. A company was hired to fix the slab beneath the pavers, they also added handicap ramps to the bathrooms. There are some pavers that need to be replaced and it is said that work can happen this coming week. The security camera is working, but an additional camera needs to be added and the pool swipe keys need to be activated. Once those things are completed and the pool gets a cleaning, it can be open once again...WITH SOCIAL DISTANCING! The inside of the pool will get a face lift during the colder months and the board is looking into getting new pool furniture as well. If you have any questions, you can contact the board.

HURRICANE SEASON AND RUNNING GENERATORS

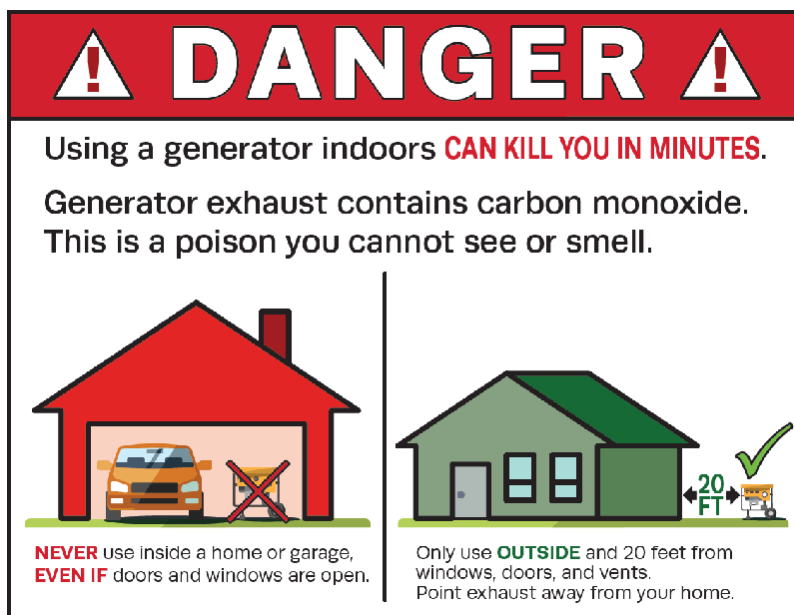
Also, **if you have a generator...DO NOT RUN IT IN YOUR GARAGE!** The carbon monoxide could kill you, your loved ones and your neighbors. Please be careful.

The fumes will go through the common separation wall to your attached unit and can kill your neighbors too. Always place the **generator** at least 20 feet from the **house** with the engine exhaust directed away from windows and doors.

Do not operate the **generator** in wet conditions such as **rain** or snow.

The **generator** must be properly grounded. If the **generator** is not grounded, you run the risk of electrocution.

If you know of anyone running a generator in their garage, report them to the fire department.



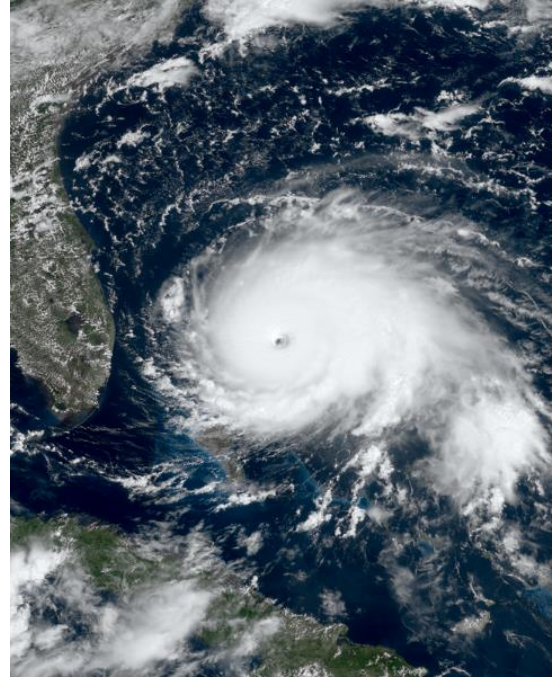
HURRICANE SEASON

It's Hurricane Season once again and we should all be taking the time to get prepared. Below is a list of things you need to know.

WHAT SUPPLIES DO YOU NEED TO PREPARE FOR A HURRICANE?

Ahead of potentially devastating storms this hurricane season, the Red Cross recommends having the following supplies on hand:

- Water: At least a 3-day supply; one gallon per person per day
- Food: At least a 3-day supply of non-perishable, easy-to-prepare food
- Flashlight
- Battery-powered or hand-crank radio (NOAA Weather Radio, if possible)
- Extra batteries
- First aid kit
- Medications (7-day supply) and medical items (hearing aids with extra batteries, glasses, contact lenses, syringes, cane)
- Multi-purpose tool
- Copies of personal documents (insurance policies, birth certificates, lease or deed to home)
- Sanitation and personal hygiene items
- Emergency blanket
- Insect repellent and sunscreens
- Baby supplies (bottles, formula, baby food, diapers)
- Rain gear



WHAT SAFETY PRECAUTIONS SHOULD YOU TAKE BEFORE A HURRICANE?

In their hurricane safety checklist, the Red Cross advises:



- Listen to NOAA Weather Radio for critical information from the National Weather Service
- If your area is told to evacuate, evacuate
- Check your disaster supplies and replace or restock as needed
- Fill your car's gas tank
- Turn the refrigerator and freezer in the coldest setting and keep them closed as much as possible so food will last longer if power goes out
- Bring any outdoor furniture inside
- Close your windows, doors and hurricane shutters

- Board up all windows and doors with plywood
- Learn about your community's hurricane response plan

At the very least, have an emergency "go bag" at the ready.

MOSQUITOS & LAKES



Have you noticed a lot of mosquitos lately? There seems to be a lot of them and we have notified the Pinellas County Mosquito Control to please come out and spray. They said they will and hopefully it will stop the biting.

The lakes can be part of the problem, but we are having them treated regularly. We are also looking into cleaning and fixing any problems that the lakes may have like trash, debris, tree management etc.

SHUT OFF VALVES

The water has had to be shut off in the community again this month. The reason is because there are 12 homes that don't have shut off valves. When they were originally being installed there were some houses that had large tree roots that were in the way of the pipes. So the plumber just decided to skip them and just do the ones that were not a problem. The board has assessed the situation and is moving forward to get those homes installed with the valves. We want to fix the shut off problem.



HIGHLAND LAKES FENCES

Highland Lakes Duplex II is the community that attaches to ours along Hibiscus. They are concerned about the fences that are in the back yard of Cloverplace homeowners. If yours is in disrepair, you might want to prepare yourself, you are going to be asked to fix them.



FINES



If you have rotting fascia wood, your house needs to be painted, your fence is falling down or lights need to be fixed, you should get busy before the management company sends you a warning letter. Once you get the letter, you have a little time to make the repairs, but if you ignore it, you'll get another letter. If

you ignore that, you will have to meet with the fining committee. They'll decide if you will be fined for non-compliance and if they do, then you'll have to **pay it AND still do the repairs!** So don't wait...pride of ownership is something all homeowners should strive for. Be considerate of your neighbors and let's keep our home values up.

CARS AND LAWNS, AND ILLEGAL PARKING

There have been reports of more cars being parked on the lawns and not observing or adhering to the parking rules here in Cloverplace. Please be aware that there are pipes under your grass that can break with cars rolling over them. Once the pipes break, there will be another community water shut off and the owner's responsibility to repair the damage. **PLEASE DO NOT PARK ON YOUR LAWNS.** Thank you.

Also some people have been warned with improperly parking cards in their car windows that it will be ok to tow their vehicle. You may see Pfeifer coming around more often now since the violators do not heed the warnings.





Also, remember if you have received new grass from EarthTech, you will need to water it twice a day for a month to have them root properly! That is very important to get it established and growing well. Water it or you'll lose it. If it dies EarthTech is NOT going to replace it again.

NEW WELCOME PACKET

The board has put together a new tenant and homeowner welcome packet. It consists of a welcome letter, a sign off sheet with information on websites and basic information. It also includes a summary sheet of responsibilities that homeowners and tenants are required to adhere to, who to contact and information about our monthly maintenance fees and where to send it, as well as water restrictions, pool key information, our rules and regulations and a copy of our latest amendments.

This will be sent to every homeowner soon so that everyone knows their responsibilities while living here. The requirement is that you sign the pages requiring signatures so we know that every homeowner has received and read the document. There will be no excuse for not knowing the rules in Cloverplace and violations will be sent if you are not following the rules.



Dear New Homeowner:

Welcome to our neighborhood. Over the coming months we look forward to meeting you. We'd like to extend an invitation to you to attend our community events, meetings and social gatherings.

It would be helpful if you would be willing to provide your contact information. Sometimes we cannot reach our new residents to inform them of a special announcement, like water shut offs, etc., especially if they are leasing from an out of town owner or corporation. Please provide our Management Company or a board member your name, address, phone and email address and we will include you on all our mailing and email lists.

All COA members-owners and renters must comply with the COA rules and regulations included in your packet. They are reasonable rules to protect property values, preserve the nature of our community and make life more enjoyable for everyone. The Condominium association has the legal authority to enforce all rules. We do this consistently.

Renters are entitled to all the privileges of a COA community, except voting. Therefore, if you would like to volunteer for a committee we look forward to having you participate.

Please take a few minutes to look over the information in this packet. The websites provide ready answers to most of the questions homeowners/residents have.

Again, welcome to Cloverplace

Sincerely,

Cloverplace Condominium Association Board

Sign, Date and Return the following two documents to: info@associationdatamanagement.com

Page 2 – Association Sign Off sheet for Address and Purpose.

Page 3 – Rules Summarized

CLOVERPLACE CONDOMINIUM ASSOCIATION, INC.

PAGE 1

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.

July 16, 2020	BOD Meeting
August 20, 2020	BOD Meeting
September 17, 2020	BOD Meeting
October 15, 2020	BOD Meeting
November 19, 2020	Annual Budget / Board Meeting
December 17, 2020	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. Check <https://cloverplace.myhoast.com> under "Notices" for information as to when and where to login.

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"

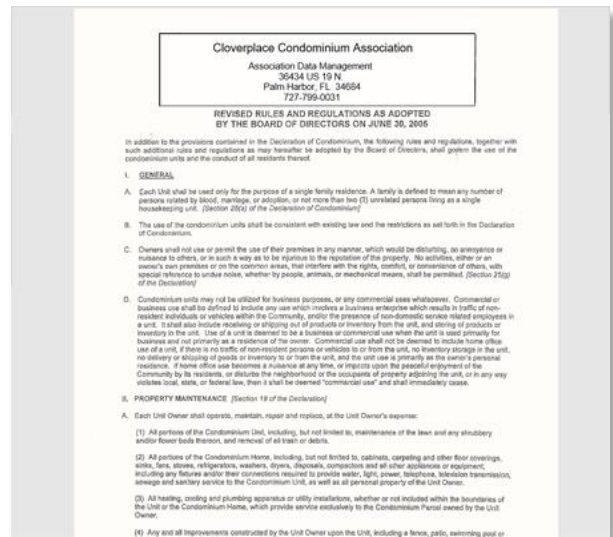
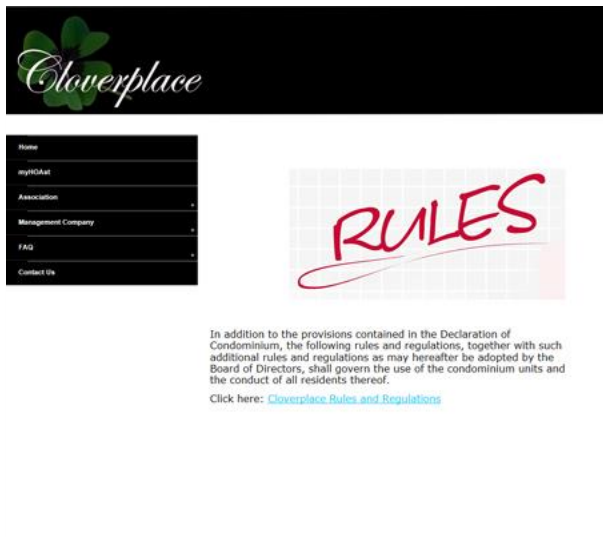
— Yvonne
Woon, Dead
Beautiful

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.



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.

