

WHAT'S HAPPENING IN OUR COMMUNITY?

There's a lot of new information this month so please read on...



PG. 2 – New Board Elections/Water Shut Offs

PG. 3-6 – Coronavirus/Fla. Statutes

PG. 7/8 – Pool

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PG. 10 – Mailboxes/Speed Bumps

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"It is health that is real wealth and not pieces of gold and silver."

MAHATMA GANDHI

YOUR MARCH NEWSLETTER

The Coronavirus...has been the most talked about topic in the news and at home since January. We have posted a diagram below regarding steps to follow. But in spite of the worries, your board members have continued to forge ahead to try to solve community issues. EarthTech has essentially completed sinkhole remediation in the neighborhood, but the board, management and our sinkhole attorney are making sure they continue to fix our issues and make the neighborhood beautiful again. In addition, it's getting hot! We are now in the process of getting bids to repair our pool area. Plans to resurface our roads is in effect, mail boxes will get much needed attention, a new board has been elected and we are cracking down on homeowner infractions. Read on to find out more.



MARCH ACTIVITIES

A New Board has Been Elected!

Homeowners have been busy with the details of electing new board members. On March 2nd the ballots were counted under the watchful eye of Attorney Tiffany Grant, with Cianfrone, Nikoloff, Grant & Greenberg, P.A. The votes were counted and the results showed that there was a tie. Kathy Leanes-Curtis and Dianne Sullivan tied, therefore a run-off election was conducted and the second count on March 26th at the pool, resulted in the final member Dianne Sullivan.

Your new board members are now:

Diane Trepany

Maureen Glynn

Michael Neff

Carol Gore

Dianne Sullivan

Congratulations to all our board members and all of us thank you for your hard work moving forward to keep our community clean, safe and beautiful!

WHY IS THE COMMUNITIES WATER BEING SHUT OFF SO MUCH LATELY?

The water shut off has been happening because there have been a few leaks at homeowners homes that don't have individual shut off valves. The board is aware that there are approximately 20 some homes that never got the individual shut off valves installed. When we tried to find out which homes they are, the plumbing company that was hired by the previous management wouldn't provide us that information. Our attorney and current management company are seeking to get those exact addresses so we can proceed and provide them with their own shut off valves. However, in the meantime, we've had two leaks and a leak at the pool...hence, another entire community water shut off. Trust us, we're as tired of these problems as you are and are working hard to finally fix this once and for all. Thank you for your patience.

CORONAVIRUS AT A GLANCE

COVID-19 SYMPTOMS MAY DEVELOP WITHIN 14 DAYS OF EXPOSURE AND INCLUDE*:



Cough



Fever



Shortness of breath

TRANSMISSION AND DIAGNOSIS

The virus that causes COVID-19:

- Usually spreads from close person-to-person contact through respiratory droplets from coughing and sneezing.
- May also spread through airborne transmission, when tiny droplets remain in the air even after the person with the virus leaves the area.
- Can only be diagnosed with a laboratory test.



Wash your hands frequently and thoroughly, using soap and water for at least 20 seconds. Use alcohol-based hand sanitizer if soap and water aren't available.



Cough or sneeze into a tissue or flexed elbow, then throw the tissue in the trash.



Avoid touching your eyes, nose or mouth with unwashed hands.



Avoid close contact with people who are sick, sneezing or coughing.



Stay home when you are ill.



Clean and disinfect surfaces and objects that people frequently touch.

Only wear a mask if you have respiratory symptoms or are caring for someone with respiratory symptoms.

We have received an advisory on COVID-19 from our lawyers regarding membership meetings and suggested limitations on gatherings. We have included it here for your review. It is within Florida Statutes which provides authority to cancel and reschedule meetings when a state of emergency had been declared and to take other action that may be prudent to prevent the spread of COVID-19.

Joseph R. Cianfrone, Esq.
Stephan C. Nikoloff, Esq.*
Tiffany A. Grant, Esq.
Daniel J. Greenberg, Esq.

**also admitted in PA*

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ADVISORY TO OUR CLIENTS ADDRESSING COVID-19

In these trying times, let us do our best to engender a neighborly spirit, do what we can to lessen the impacts of the COVID-19 outbreak, and help those around us to maintain our humanity.

The Florida Statutes (specifically F.S. 718.1265; F.S. 719.128; and 720.316) expressly provide authority to cancel and reschedule meetings when a state of emergency has been declared and take other actions that may be prudent to prevent the spread of COVID-19 in your communities. Specifically, the statutes provide that the Association may:

- Conduct board meetings and membership meetings with notice given as is practicable rather than as required by statute.
- Cancel and reschedule any association meeting.
- Implement a disaster plan before or immediately following the event for which a state of emergency is declared which may include, but is not limited to, shutting down or off elevators; electricity; water, sewer, or security systems; or air conditioners.
- Based upon advice of emergency management officials or upon the advice of licensed professionals retained by the board, determine any portion of the property unavailable for entry or occupancy by owners their family members, tenants, guests, agents, or invitees to protect the health, safety, or welfare of all such persons.
- Based upon advice of emergency management officials or upon the advice of licensed professionals retained by the board, determine whether the property can be safely inhabited or occupied.
- Regardless of any provision to the contrary and even if such authority does not specifically appear in the declaration, articles, or bylaws of the association, levy special assessments without a vote of the owners.
- Without owners' approval, borrow money and pledge association assets as collateral to fund emergency repairs and carry out the duties of the association when operating funds are insufficient.

The special powers authorized under the emergency powers statutes referenced above are limited to that time reasonably necessary to protect the health, safety, and welfare of the association and the owners and their family members, tenants, guests, agents, or invitees and shall be reasonably necessary to mitigate further damage and make emergency repairs.

RESPECT ANY BAN OR SUGGESTED LIMITATION ON GATHERINGS IN EXCESS OF TEN (10) PEOPLE. We encourage you to schedule all meetings by way of telephone conference where possible. Provide a call-in number for Board members and residents to dial in and listen to the meeting. If you can set up video conferencing, even better!

For in person meetings where they are deemed necessary, we encourage the following notice to your residents:

In light of the concerns with COVID-19, we ask that each and every member adhere to the following out of respect for the safety of all residents of the community and the United States of America at large:

1. If you are experiencing any symptoms (especially respiratory distress, fever, cough, fatigue, etc.) of COVID-19 that you NOT attend the meeting in person and that you call your DOCTOR and take good care of yourself.
2. If you have been in contact with or have reason to believe that you may have been in contact with any person infected with or possibly infected with COVID-19 that you NOT attend the meeting in person.
3. Anyone attending the meeting in person may be screened for fever and if running a fever WILL NOT be admitted into the meeting.
4. If you have any health concerns whatsoever, please STAY HOME and DO NOT attend the meeting in person.
5. Regardless of health status, we strongly encourage all members to mail in their proxy forms and NOT attend the meeting in person as your proxy will allow for your vote on any matter being considered to be counted. Anyone wishing to hear the meeting live may call into the following conference call in phone number _____ and questions can be taken and member statements may be made via telephone. There will of course be minutes taken for the meeting and these will be made available to any member requesting same. We will also be recording the meeting for anyone who wishes to later listen to the entire meeting.
6. We will strive to have hand sanitizer at the door and ask that each and every person entering the meeting utilize the hand sanitizer and NOT shake hands or come into physical contact with any other person.
7. WASH your hands for at least twenty seconds and do so FREQUENTLY and do your best to keep at least six feet between you and any other person at all times as we wish for all of our members to stay healthy and safe.

Consider closing your clubhouses and pools, your playgrounds, grilling areas and other common areas to prevent gatherings of people and germs being spread through surface contacts in these areas. Provide additional cleanings of all common areas.

Encourage neighbors to help each other with grocery shopping, pharmacy pickups of prescription medications, and share the toilet paper and paper towels. Perhaps have a volunteer committee set up to knock on doors and make sure people have the necessities, but this committee should not be officially sanctioned by the Association.

Consider halting all collection efforts and violation enforcement (with the exception of violations that put people's health, safety and welfare at risk such as short-term rentals, hoarding situations, large gatherings being hosted, etc.) until such time as the State of Emergency status is lifted. Focus on community and engendering kindness and compassion. WE WILL GET THROUGH THIS AND HOPEFULLY WE CAN ALL LOOK BACK WITH PRIDE ON HOW WE CONDUCTED OURSELVES BY PUTTING OTHERS IN OUR MINDS AS WELL AS OURSELVES AND OUR OWN FAMILIES!

Pinellas County's order will take effect Thursday 3/26/2020 and allow for outdoor exercise and trips for groceries, medical needs and jobs deemed essential. To view the whole article and know your responsibilities click this link: <https://www.tampabay.com/news/health/2020/03/25/pinellas-orders-county-to-stay-at-home-amid-coronavirus-first-in-tampa-bay-to-enact-measure/>

Pinellas orders county to stay at home amid coronavirus, first in Tampa Bay to enact measure

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PINELLAS COUNTY BOARD OF COUNTY COMMISSIONERS
PINELLAS COUNTY SHERIFF'S OFFICE

ATTENTION

Regarding COVID-19 (Coronavirus)

Re: All Pinellas County Hotels/Motels and Condominiums with Swimming Pools

Pursuant to Pinellas County Resolution No. 20-20: "COVID-19 – SAFER AT HOME" ORDER (Order), effective Thursday, March 26, 2020 at 12:00 PM ET, all swimming pools located at hotels, motels, lodging establishments, condominiums and commercial business establishments as well as homeowners associations shall be closed. This Order is necessary to enforce Centers for Disease Control (CDC) social distancing and group gathering guidelines. Pinellas County guidance on this closure reads:

"Places of public and private assembly are required to close, whether indoors or outdoors. This includes locations with amusement rides, water parks, pools (except for those in single-family homes), zoos, museums, movie and other theaters, public playgrounds, bowling alleys, pool halls, concert and music halls, country clubs, social clubs and fraternal organizations."

Pinellas County issued the Order to preserve the health, safety, and welfare of our residents and to preserve the ability of our healthcare system to serve all in need. Our emergency management and public health officials believe that the situation will quickly worsen without this intervention. It is our hope that following these measures will allow everyone to resume normal business operations sooner rather than later.

The requirements of this Order have the force of law and may be enforced by any available legal process up to and including being punishable as a crime by incarceration and/or a fine. To report a violation or ask questions about these requirements, please call 727-582-TIPS (8477).

Your adherence with the Order and cooperation are appreciated.


Sheriff Bob Gualtieri


Barry A. Burton, County Administrator

Sincerely,
Frankly Coastal Property Management, LLC
(727) 799-0031
info@franklycoastal.com

THE POOL IS CURRENTLY CLOSED!

It's getting hot! But as you can see in the photo above the pool is now closed per Pinellas County Resolution No. 20-20 "COVID-19 – Safer at home order.

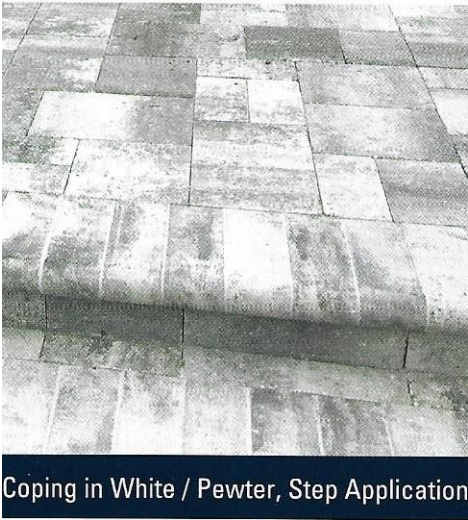
Due to the sinkhole work we have a lot of damage to the pool deck and slabs, (see photos below). Help is on the way to restore our pool. The board is getting quotes and will be voting on hiring a reputable, experienced local pool renovator to come to our rescue. In the repair we will also be making the bathrooms handicap accessible. We'll have to be patient until the pool closure is lifted, it will take several weeks to complete.

THE POOL

Damaged pool area:



Example tiles for the pool repair



EarthTech is DONE!!

It's official, all our homes have been treated for sinkhole remediation and the big trucks are finally pulling out. But that doesn't mean EarthTech is completely gone...they still have 2 homes for permeation work, and others for landscaping/concrete work and cleaning up to do. The board has sent to the owners of EarthTech the detailed lists and photographs of the damage done to our homes. They are currently going through the list one by one, home by home and making sure the problems in scope are being taking care of. The concrete guys and landscapers are in the neighborhood working on the problems now. It will still take some time to get everything taken care of, but we can finally be happy that the worst is over. Next, you can look for your official certification that your home is sinkhole free. That will happen as soon as the Pinellas County inspectors complete their work. Association Data Management will contact you when your paperwork is ready for pickup.



OUR ROADWAYS

It is almost time to repair our roadways. With EarthTech completing their processes here and when they finish up, we will be looking at repairing our roadways. As we start to implement our new road repairs we will also be eliminating some parking spaces. There has been great debate and frustration regarding parking on our streets. We will be looking into taking some parking spaces away in front of driveways. Per our Cloverplace documents you have enough parking. It is stipulated in the documents that one car could be in the garage and two cars or trucks could be parked in the driveways.

MAILBOX PROBLEMS



In a recent ride around the neighborhood, it has been noticed that there are a lot of mailbox issues. Some have been smashed, the doors don't close, the flags are gone, or they've been replaced by a red flag, ours are gold. Anyway, the problem has been noted and we will be taking care of them. If you would like to make an official report on the status of yours, feel free to contact Maureen Glynn at bowaggee@aol.com.

NEW SPEED BUMPS SOON TO BE INSTALLED

We have purchased 2 additional speed bumps that will be placed on Phlox Drive between the hill and the turn. We have witnessed many speeders that race through that section of road putting children, homeowners, pets, and cars at great risk. They will be installed soon.



BOARD OF DIRECTORS

Our Organizational meeting will be scheduled soon.

**President: tbd
Vice President: tbd
Treasurer: tbd
Secretary: tbd
Director: tbd**

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 Schedule for 2020.

Any possible date changes will be posted on our websites and Facebook.

April 16, 2020	BOD Meeting
May 21, 2020	BOD Meeting
June 18, 2020	BOD Meeting
July 16, 2020	BOD Meeting
August 20, 2020	BOD Meeting
September 17, 2020	BOD Meeting
October 15, 2020	BOD Meeting
November 19, 2020	Budget / Board Meeting
December 17, 2020	BOD Meeting

Note: Due to the Coronavirus we may be having conference call phone in board meetings rather than physical attendance meetings until things are back to normal. We are looking into online go to meetings where homeowners will call in to a certain conference call phone number to be part of a meeting. We will let everyone know more information as soon as we find solutions.



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"

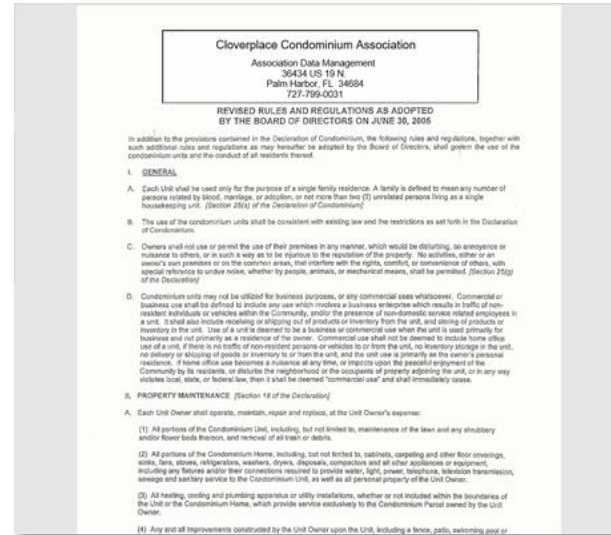
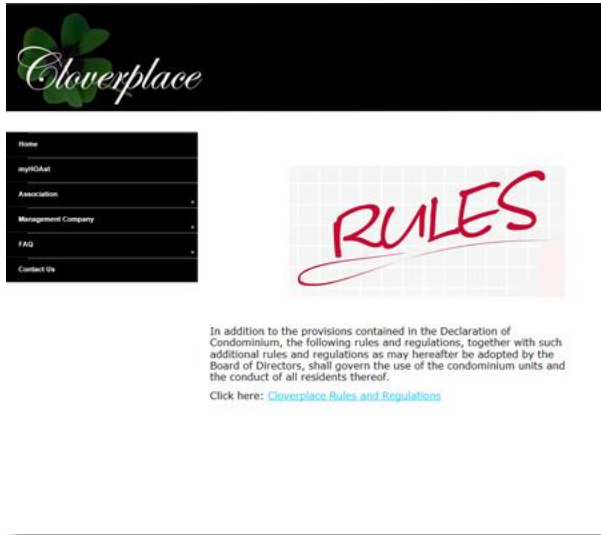
— Yvonne
Woon, Dead
Beautiful

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.

