


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 – Current Covid-19 stats

 PG. 3 – CT Units – Pool Swipe Card

 PG. 4 – 2021 Budget – Violations

 PG. 5 – Annual Election to BOD – BOD Members

 PG. 6 – Meetings Times – Zoom Info

 PG. 7 – Community Rules

 PG. 8 – Rules and Condo Docs Info



*"For last year's words
belong to last year's
language*

*And next year's words
await another voice.*

*And to make an end is
to make a beginning."*

-T.S. Eliot

YOUR DECEMBER NEWSLETTER

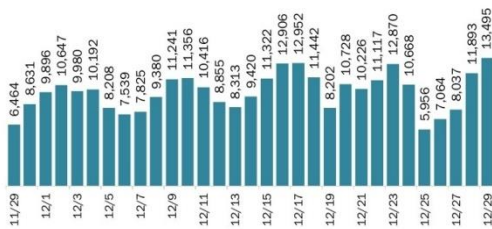
Hope everyone enjoyed their Holiday season! Tomorrow will bring in the 2021 New Year! As we all hope, may it be much better than 2020. As the year is ending the board has still carried on with unfinished business.



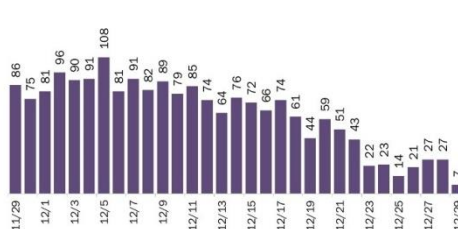
CURRENT COVID-19 SITUATION IN FLORIDA

as of 9:25 am EDT, Wed. Dec 30, 2020

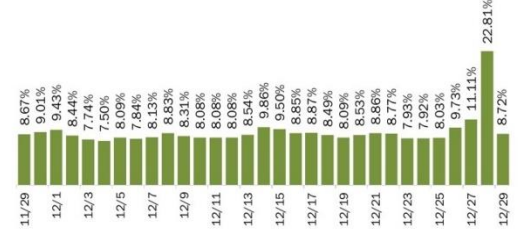
New Cases by Day



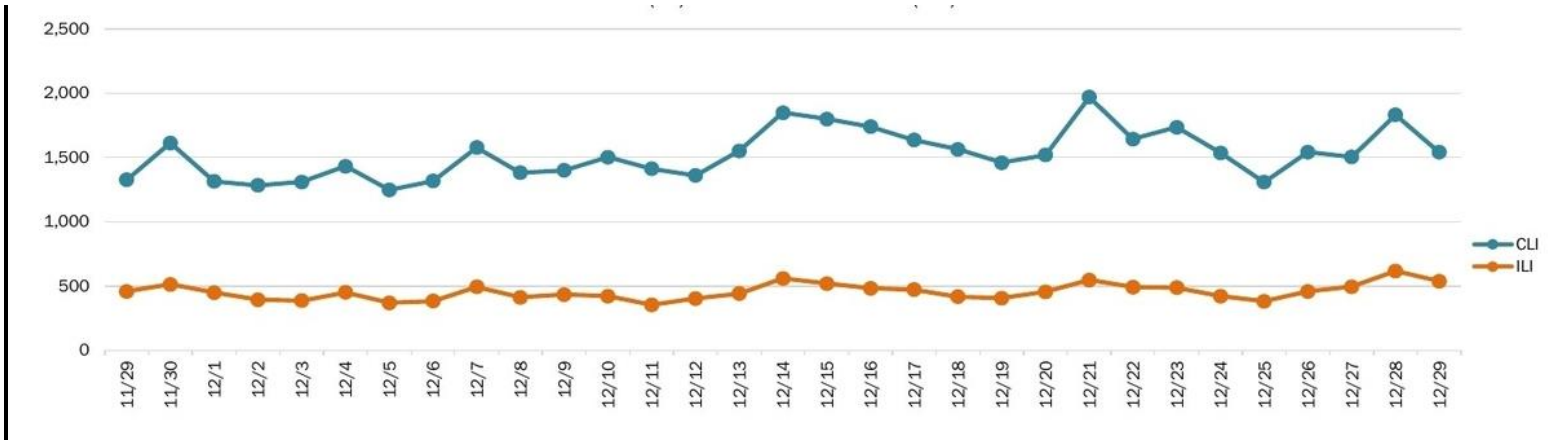
Death by Date of Death



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>

To help prevent the spread of COVID-19, everyone should:

- Clean your hands often, either with soap and water for 20 seconds or a hand sanitizer that contains at least 60% alcohol.
- Avoid close contact with people who are sick.
- Put distance between yourself and other people (at least 6 feet).
- Cover your mouth and nose with a mask when around others.
- Cover your cough or sneeze with a tissue, then throw the tissue in the trash.
- Clean and disinfect frequently touched objects and surfaces daily.
- CDC recommends that people wear masks in public settings and when around people outside of their household, especially when other social distancing measures are difficult to maintain.
- Masks may help prevent people who have COVID-19 from spreading the virus to others.

CLOVERPLACE OWNED UNITS

Cloverplace has sold one of the Certificate of Title units here in the community the closing will be on January 4th 2021. The other CT unity will be improved and either rented at current market value or sold. Decisions have not been made on that yet. More information will be coming as we continue our process of disposal.

POOL SWIPE CARD SYSTEM

It has been determined that the previously owned swipe cards that homeowners presently own from the last system installed, do not work with the new system. Preparations have been made and we are awaiting sample cards to test from a company suggested by a homeowner.

This company offers half the price of cards that was quoted from the company who installed the system. Our property manager is working on getting the sample cards to determine if they work and once they have been tested, we will soon know where we need to purchase the cards to have the whole system up and running. The sample cards should arrive the first week of January for testing. All homeowners who have submitted their information will receive a card. If the new pool key applications are not turned in, no cards will be issued. Investors/landlords, were also asked to fill in all tenant information.



2021 BUDGET

The board had a meeting on December 17th to approve the 2021 budget. The budget was passed and the new association fee will be \$250.00 per month. Cloverplace fees have not been raised in 5 years and the board tried to keep the new fee 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 |
| 36925 - Income Rental Unit | 15,600.00 | 15,600.00 | 0.0 % | 1,300.00 |
| 39600 - Prior Year Rollover for Budget | 48,582.35 | 0.00 | -100.0 % | 0.00 |
| Subtotals | 112,085.24 | 16,900.00 | -84.9 % | 1,408.33 |
| ADDITIONAL INCOME TOTALS | 112,085.24 | 16,900.00 | -84.9 % | 1,408.33 |

Operating Budget

| Account | FY 2020 Annual Budget | Annual Budget | FY 2021 % Inc | Monthly |
|-------------------------|--------------------------|---------------|------------------|----------|
| ADMINISTRATION | | | | |
| 40101 - Office Expense | 2,000.00 | 3,062.46 | 53.1 % | 255.21 |
| 40102 - Legal | 12,000.00 | 15,814.70 | 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 |

Cloverplace Condom

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However, all the community's main expenses have increased, and must be covered in the budget like our insurance, water, trash and the reserves will be funded this year.

New coupon booklets will arrive soon but if they do not arrive before the 1st payment is due you can either send your check to Association Data Management at 1400 Lake Tarpon Avenue, Tarpon Springs, FL 34689, make sure you have the property address on the check somewhere for which you are paying the maintenance fee for, so they

know which account to credit with the payment. Or if you have been paying by you banks bill pay system, you should have your account information already within your account and just make the payment for \$250.00 instead of the \$190.00. If you have any questions contact ADM at 727-799-0031.

VIOLATIONS

Violation Committee has long awaited the ability to access ADM's violation system and they now have that access to input violations on a daily basis.

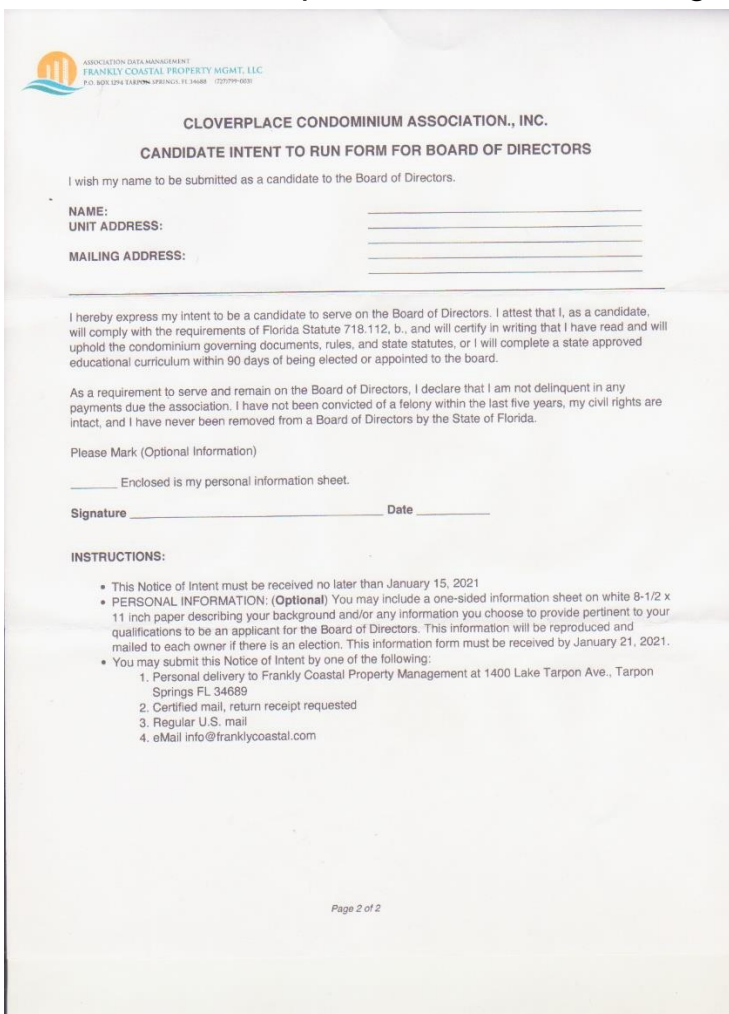


Violation letters are being sent out. Please be advised, they will be violating homeowners who do not follow the rules and regulations. If the violations are not taken care of, the fining committee will then submit fines.

ANNUAL ELECTION BOD MEETING

Notice has been sent out for the February 25th 2021 annual meeting and election of directors. You should have received your copy in the mail, if not, please contact ADM to get a copy. In the mailing you should have received an "Intent to Run" form. Anyone who is wanting to run for the 2021 board will need to fill out this form. Any candidate may supply a copy of a one-sided information sheet sent along with their Notice of Intent.

The information sheet may be no larger than 8 1/2 x 11 inches in size describing the candidate's background, education, qualifications and any other factors deemed relevant by the candidate. The information sheet will be provided to all eligible voters as part of the second Notice of Election. The information sheet must be returned to ADM by January 21, 2021. The person desiring to be a candidate will receive written receipt acknowledging delivery of written notice of intent.



The form is titled "CLOVERPLACE CONDOMINIUM ASSOCIATION, INC. CANDIDATE INTENT TO RUN FORM FOR BOARD OF DIRECTORS". It includes fields for NAME, UNIT ADDRESS, and MAILING ADDRESS. Below these fields, there is a statement of intent to run and a declaration of compliance with Florida Statute 718.112, b., and the association's governing documents. There is also a section for "Please Mark (Optional Information)" with a checkbox for "Enclosed is my personal information sheet." and lines for "Signature" and "Date". At the bottom, there are "INSTRUCTIONS" regarding the submission of the form and the inclusion of a one-sided information sheet. The form is dated January 21, 2021.

ASSOCIATION DATA MANAGEMENT
FRANKLY COASTAL PROPERTY MGMT, LLC
P.O. BOX 1294 TARPON SPRINGS, FL 34689 (727) 799-0031

CLOVERPLACE CONDOMINIUM ASSOCIATION, INC.
CANDIDATE INTENT TO RUN FORM FOR BOARD OF DIRECTORS

I wish my name to be submitted as a candidate to the Board of Directors.

NAME: _____
UNIT ADDRESS: _____
MAILING ADDRESS: _____

I hereby express my intent to be a candidate to serve on the Board of Directors. I attest that I, as a candidate, will comply with the requirements of Florida Statute 718.112, b., and will certify in writing that I have read and will uphold the condominium governing documents, rules, and state statutes, or I will complete a state approved educational curriculum within 90 days of being elected or appointed to the board.

As a requirement to serve and remain on the Board of Directors, I declare that I am not delinquent in any payments due the association, I have not been convicted of a felony within the last five years, my civil rights are intact, and I have never been removed from a Board of Directors by the State of Florida.

Please Mark (Optional Information)

____ Enclosed is my personal information sheet.

Signature _____ Date _____

INSTRUCTIONS:

- This Notice of Intent must be received no later than January 15, 2021
- PERSONAL INFORMATION: (Optional) You may include a one-sided information sheet on white 8-1/2 x 11 inch paper describing your background and/or any information you choose to provide pertinent to your qualifications to be an applicant for the Board of Directors. This information will be reproduced and mailed to each owner if there is an election. This information form must be received by January 21, 2021.
- You may submit this Notice of Intent by one of the following:
 1. Personal delivery to Frankly Coastal Property Management at 1400 Lake Tarpon Ave., Tarpon Springs FL 34689
 2. Certified mail, return receipt requested
 3. Regular U.S. mail
 4. eMail info@franklycoastal.com

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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

MEETINGS SCHEDULE

Cloverplace Board Member Meetings open to all!

Meeting Schedule for 2021

| | |
|--------------------|-------------------------------|
| January 21, 2021 | BOD Meeting |
| February 25, 2021 | Annual Election/BOD Meeting |
| March 18, 2021 | BOD Meeting |
| April 15, 2021 | BOD Meeting |
| May 20, 2021 | BOD Meeting |
| June 17, 2021 | BOD Meeting |
| July 15, 2021 | BOD Meeting |
| August 19, 2021 | BOD Meeting |
| September 16, 2021 | BOD Meeting |
| October 21, 2021 | BOD Meeting |
| November 18, 2021 | Annual Budget / Board Meeting |
| December 16, 2021 | BOD Meeting |

Note: Due to the Coronavirus we are having conference call computer and phone in board meetings rather than physical attendance meetings. 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.

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

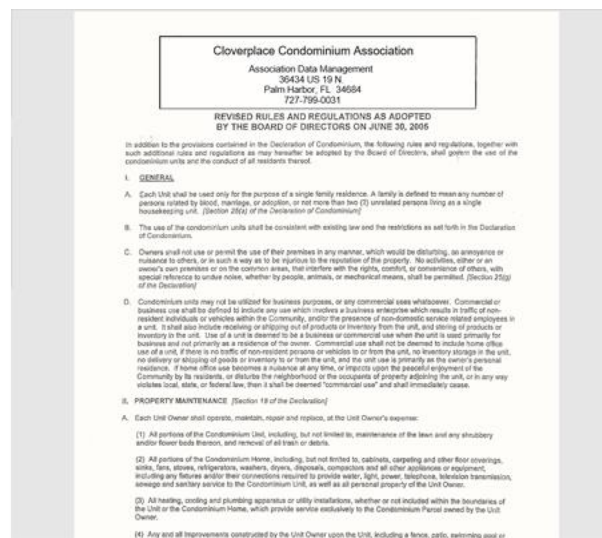
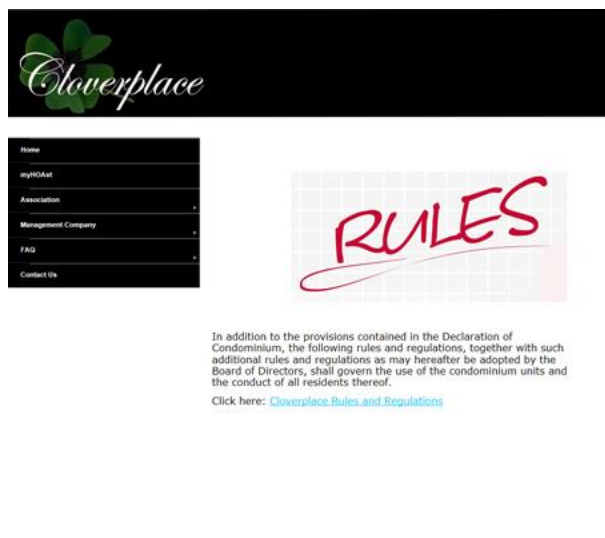
We have community rules that help us be good neighbors. Here are a few to always keep in mind.

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 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. 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 mpr. 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

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.

