

## WHAT'S HAPPENING IN OUR COMMUNITY?

 Welcome



 PG. 2 – Budget Proxy Results

 PG. 3 – EarthTech % Complete

 PG. 4 – The Pool – Board Elections

 PG. 5 – Speed Bumps – Shut Off Valves

 PG. 6 – Current Board Members

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*"The future belongs to  
those who believe in the  
beauty of their dreams."*

*-Eleanor Roosevelt*

## YOUR FEBRUARY NEWSLETTER

It's now the second month of the new year. I didn't put out a January newsletter because we were waiting to get the results with our proxy that decided if we were going to have to raise our monthly COA fees or not...they're in! We've also had a few days where we had to shut off the community water again, and of course Earth Tech is still working at their sinkhole remediation, but spring is in the air and changes for the good are on the way.



## FEBRUARY ACTIVITIES

### **The Proxies Are Counted!**

As you may be aware our community bills have increased, and that means we were faced with having to raise the monthly COA fees to cover them. Water is up, insurance went way up, trash, lawn maintenance, tree management increased and there simply wasn't a way to avoid charging more to cover them.

However, after working with Management we found that if we chose to pause funding our "reserves", we could keep the monthly amount at \$190.00. We sent out proxies for everyone to have a say in the matter and on February 17<sup>th</sup>, at 4 pm, at the pool, these proxies were counted. A quorum was met with 126 and the tallies said it all. Homeowners decided to keep the COA fees where they are. We are hoping to shop better rates for our Condo insurance, and if possible, reduce the amount of water used and find other ways to reduce the monthly community debt.

Cloverplace  
Member Meeting  
Date: 2/17/2020  
4:00pm  
At the Pool Area

#### **Call to Order: 4:00 pm**

Board members in attendance: Maureen Glynn, Kathy Curtis/Leanes, Michael Neff, Mariann McCarthy, Diane Trepany.

Proxy Counters: Sam Shaffer and Denise Misasi

Quorum was met with 126 Proxies counted.

Tallies were

#### **Vote 1:**

Yes votes = 102

No votes = 24

#### **Vote 2:**

Yes votes = 111

No votes = 9

Blank votes = 6

**Meeting Adjourned at 5:05 pm**

**We are now 89.4% DONE!!**



Earth Tech has been busy and the number of houses for sinkhole remediation left at this writing is around 11 units. Which means we are down to the end of all this construction and are looking forward to the day when everything is signed off on. We are expecting total completion at the end of March, BUT that does NOT mean they will have completed all the concrete and landscaping and we will continue to hold them accountable to **“FIX what they broke”!**

We have your list, we are sending it to the higher ups and will have our sinkhole attorney informed of the situation and standing by should there be any resistance.



## THE POOL

Then there is the pool. See photos below. Several board members, Diane, Maureen and myself, have been trying hard to find someone appropriate and experienced to fix our pool and the pool deck. We are trying to get things completed before May but we're not sure if we can. We have invited 4 people to bid the job but only one, so far, thought they could handle this large of project. We are still looking for two more bids and then will get them going as soon as possible. We are also review bids for installing a complete video security system with entry cards. We are all looking forward to the changes.



## BOARD MEMBER ELECTIONS

It is that time of year where Board Member elections are to be held. You should have received your package from Management that has all the candidates introductions and profiles along with the official ballots. There are 7 candidates who are running:

Maureen Glynn/Held, Carol Gore, Kathy Leanes-Curtis, Mariann McCarthy, Michael Neff, Diane Sullivan and Diane Trepany.

The annual meeting and election of directors will be held at Coral Oaks, 900 West Lake Road, Palm Harbor, on March 2<sup>nd</sup> at 7 pm. (IF YOU HAVE NOT RECEIVED YOUR BALLOT CONTACT MANAGEMENT IMMEDIATELY)

If you can't make the meeting, please be sure to send your Proxy with someone or mail your vote in to Association Data Management at:

**Association Data Management**

**A.K.A. Frankly Coastal Property Management, LLC**

**Frank Parrish**

P. O. Box 1294

Tarpon Springs, FL 34688

P: +1 (727) 799-0031

[info@associationdatamanagement.com](mailto:info@associationdatamanagement.com)

## SPEED BUMPS AND SHUT OFF VALVES

We have purchased 2 additional speed bumps that are going to be placed on Phlox drive between the hill and the turn. We have witnessed many, many speeders race through that section of road putting pets, cars, children and homeowners at great risk. You'll be seeing the installation soon, so heads up and slow down.



The board is also trying to get to the bottom of who has shut off water valves and who doesn't. We have recently had to shut off the water to the entire community to fix plumbing issues. If we finish installing shut off valves to those homes that were left off the list, perhaps we can finally stop having to shut off the whole community when there are problems. Working hard to resolve this issue.

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

#### New Meeting Schedule for 2020.

|                    |                               |
|--------------------|-------------------------------|
| March 2, 2020      | Annual Meeting / Election     |
| March 19, 2020     | BOD Meeting                   |
| 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  | Annual Budget / Board Meeting |
| December 17, 2020  | BOD Meeting                   |

**BOARD OF DIRECTORS**

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

***Our Management Company***

**Association Data Management**

**A.K.A. Frankly Coastal Property Management, LLC**

**Frank Parrish**  
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# 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

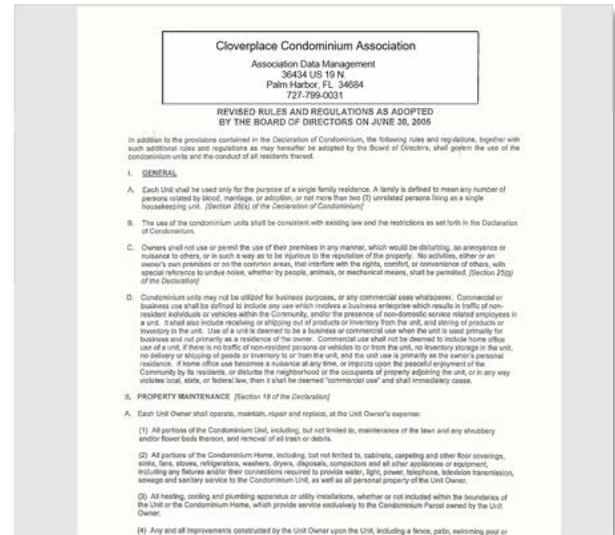
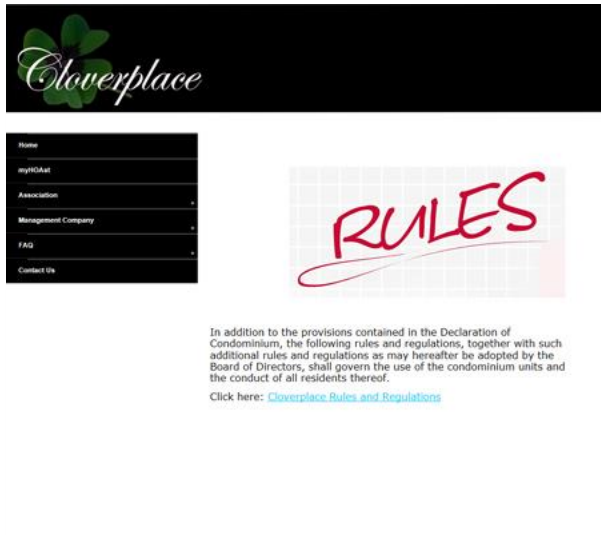




# CONDOMINIUM DOCUMENTS

## 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> 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.

