


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 – Painting

 PG. 4 – CT Units – Pets

 PG. 5 – Pool Swipe Card – Pinnacle

 PG. 6 – 2021 Budget – Leaks – Shut off Valves

 PG. 7 – Road Re-Surface – Violations

 PG. 8 – Certificates – Restrictions

 PG. 9 – BOD Members – Meetings/Zoom

 PG. 10 – Community Rules

 PG. 11 – Rules and Condo Docs Info



*"Life is what happens
when you're busy
making other plans."*

-John Lennon

YOUR NOVEMBER NEWSLETTER

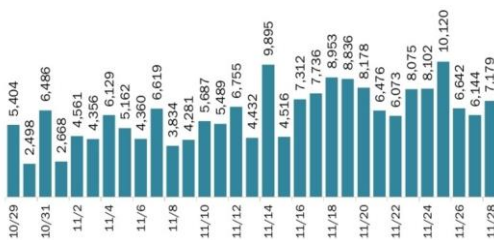
Hope everyone enjoyed their Thanksgiving Holiday. Now is the season for Hanukkah, Christmas, Kwanzaa, Diwali, Juneteenth and other celebration of holidays. Many preparations are being made throughout the neighborhood and as you drive around you will see many homeowners decorating their homes and yards. See what's also happened this month in the neighborhood.



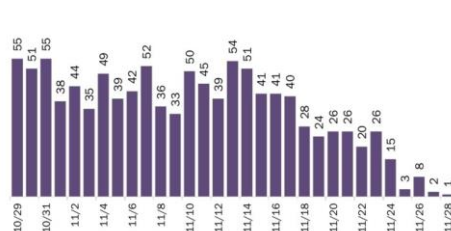
CURRENT COVID-19 SITUATION IN FLORIDA

as of 9:25 am EDT, Sun. Nov. 29, 2020

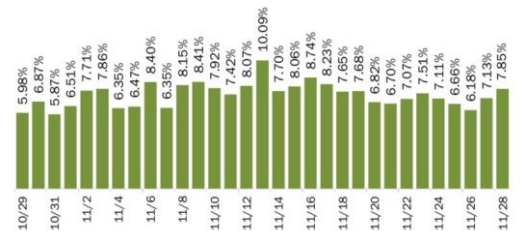
New Cases by Day



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.

PAINTING

The board has noticed many homeowners taking pride in their homes with painting, lawns and ornaments and we are pleased. Please be advised however, that there are rules that must be adhered to when fixing up your homes regarding paint colors.

For instance, Painting, Homeowners must submit an Architectural Change Form (see attached) before painting their homes. All paint must be purchased by Sherwin Williams with these color schemes: (Paint purchased elsewhere may result in a violation for the wrong color.)

Painting the brick on homes: We have also noticed that many have painted the brick on their homes and the colors are not correct and will receive violations. At this time we do not have a color scheme for the brick colors. (Because they were never painted before). Before painting the brick on your homes, get paint color swatches to match the previous color and remember to include the other color swatches to make it look like brick again. If you have painted the brick, you must include these off colors to make it look like brick again.

- B. All property to be maintained, painted, repaired and/or replaced by a Unit Owner shall be maintained at all times in a first class condition and in good working order, if same affects the exterior appearance of the Condominium, so as to preserve a well-kept appearance throughout the Condominium, and no such maintenance repair, painting or replacement shall be performed in a manner which changes or alters the exterior appearance of a Building or the Condominium Property from its original appearance or condition without the prior written consent of the Architectural Control Committee.

For other rules regarding your homes, Please review the Rules and Regulations attached or go to Cloverplace.org and look up our documents.

Cloverplace Condominium Association, Inc.
Association Data Management
Frankly Coastal Property Management, LLC.
1400 Lake Tarpon Avenue
Tarpon Springs, FL 34689
Ph: 727-799-0031

Architectural Change Form – Painting Request

Notice: The Board has determined that when homes are being repainted it is important that both units be done at the same time to avoid color variations caused by unequal aging. This can also be a problem when the paint is purchased from different sources creating the possibility of mismatched paint.

The paint specified for these homes is Sherwin Williams which is available from any paint store that sells their products. The original paint supplier is at 2430 SR 580, Clearwater and their phone number is (727) 466-6656.

If you are using a contractor make sure that they do not use another brand as they tend to fade differently. If you are buying your own paint, please use the numbers specified below. If a contractor is doing the work, make sure he is provided with this information. Color match is the homeowner's responsibility. Verify the color before applying to avoid the risk of repainting.

Original:	Gray Brick	Siding/Stucco:	White Shadow #308 – 36P
Trim:	Mount St. Helens #309 – 18M		
Original:	White Brick	Siding/Stucco:	Mount St. Helens #309 – 18M
Trim:	White Shadow #308 – 36P		
Original:	Red Brick	Siding/Stucco:	Beech #306 – 36P
Trim:	White Shadow #308 – 36P		

A) Owners Name: _____
Street Address: _____
Phone: _____ Email: _____

B) Owners Name: _____
Street Address: _____
Phone: _____ Email: _____

Name of Contractor: _____ Phone: _____

Affidavit:

I have read the covenants and restrictions of my association and agree to abide by such covenants and restrictions. No work will be started without association approval.

Signature of Owner A _____ Date _____

Signature of Owner B _____ Date _____

To be completed by the Architectural Committee and Association Manager

ACC and Community Association Manager: _____
☐ Approved ☐ Denied
☐ Additional Information Needed: _____

(Return this form to the above stated address)

CLOVERPLACE OWNED UNITS

Cloverplace has owned two Certificate of Title units here in the community for over 8 years and have been renting them out on a month-to-month basis. We have been servicing, repairing them and paying the property taxes as the years have gone on and we have determined that it is not beneficial to continue to rent them as is. The board has inspected the properties and have determined they need work and has decided to either improve and sell one for the current market value and improve and rent one for the current rental value or sell them both. Lease termination notices have been served, once the tenants move out, we will have a better understanding of what is needed to liquidate these units. More information will be coming as we continue our process of disposal.

PETS

Cloverplace has rules on the kinds of pets that are allowed in the neighborhood and we have recently had an incident where a Pit Bull has been seen and attacking other people and pets in the neighborhood. The board is not going to stand for this and the person involved has notified the Pinellas County Animal Control. A report was made, a letter was sent to the homeowner and a case number has been issued.

Animal Control has stated if neighbors continue to experience discomfort from the violations, and PCAS is not present to witness any violations, Animal Services can issue a \$148.00 citation based upon at least two signed verified public nuisance affidavits for the same incident from unrelated people living in the separate dwellings from the surrounding area. Citizens that sign these statements must be willing to appear in court to testify if the citation is contested.

The property manager has been informed and a violation will be going out to the homeowner with the dog. We do have two other witnesses that have seen this happen more than once and we will be writing to them to see if they would fill out the public nuisance affidavits. We are working on getting the dog removed.

Aggressive breeds including, but not limited to, wolf hybrids, rottweilers, and pit bulls shall not be kept on the Condominium property.



POOL SWIPE CARD SYSTEM

Many people who have submitted their information for the new swipe card system is asking where are the new cards? Our property manager is working on getting the information into the database so we can test the system. Once it has been tested they will soon have the cards ready. Until then, please have patience. 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.



PINNACLE



Pinnacle came through the neighborhood and reviewed 6 homes to make sure that EarthTech did their job correctly with the sinkhole remediation. We are still waiting on the results of that report.

2021 BUDGET

Association Data Management and the board had a meeting on November 19th to approve the 2021 budget, however, many homeowners had questions on the estimates and the budget was not voted on. Management is waiting for the board to provide a list of

suggestions on what they want to see on the budget before they can move forward on getting it approved.



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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go out to the community. Once the new budget has been approved and in place new coupon booklets will be sent out for next year.

The 2nd mailing of the proposed budget will

go out to the community. Once the new budget has been approved and in place new coupon booklets will be sent out for next year.

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CLOVERPLACE WATER LEAKS

When ADM is still working on water leak detection. They will be going around the neighborhood to make sure that homeowners have repaired the leaks that were found from:



leaks at some hose bibs, leaks at the walls, sprinkler systems, irrigation systems not turned off and running toilets. If the repairs have not been taken care of, violation letters will be going out.

to the water company.

Water shut off valves will also be accounted for while they go through the neighborhood so we can find the 12 remaining homes that did not receive them.

Water leaks are a concern to everyone since it affects us through our monthly payments



ROAD RE-SURFACE

The board is waiting on one more company to give a bid for the hole that needs repair at Cloverplace Dr. The road re-surface will not be done until the holes, water leaks and drains have been looked into and repaired if any damage is found.

We have 4 initial bids for the road re-surface that we have received and we have been reviewing. The road re-surface will start soon.



VIOLATIONS

It has been a long time coming but Association Data Management has set up their website so that the Cloverplace Violation Committee will have access to report violations on a daily basis.



They will be holding a meeting on Dec. 1 to go over the process. Once the committee has the process down, they will be using it to report violations within the community. Please be advised, they will be violating homeowners who do not follow the rules and regulations and letters will go out. If the violations are not taken care of, the fining committee will then submit fines.

HOMEOWNER CERTIFICATE OF COMPLETION

Many people are still asking, “**How do I get my Certificate of Completion for my sinkhole repair on my home that Pinnacle promised to us?**”

Here is how to get yours:

1. Contact Association Data Management at 727-799-0031.
2. Tell them you are from Cloverplace and want your Certificate of Completion documentation that Pinnacle prepared for your property.
3. Tell them your property address and they will check to see if your certificate has been completed.

If they have your report:

1. Give them your email address and they will email you a form that you need to sign and email back to them.
2. If you do not have a computer or email address they will mail you the form via USPS.

When they receive your signed form:

1. They will email you your copy of the certificate paperwork and you can print it out.
2. Or if again you do not have a computer or email address they will mail you your copy of the certificate paperwork via USPS.



DEED RESTRICTIONS

- Remember this is a restricted community with rules and regulations to keep our homes looking great. Some of the biggest things to keep in mind are the following:
 - **DO NOT ALTER THE LOOK OF YOUR HOME:** You cannot change the colors, roof materials, fences, windows, doors or lights with any other then those listed in our docs. If you are wanting a change, please contact a board member for approval.
 - **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. For forms to submit go to Cloverplace.org/forms then click on roofs. You must also adhere to the color scheme for shingles depending on your house color, per our documents.
 - **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!**

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 2020.

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. See more information below.

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

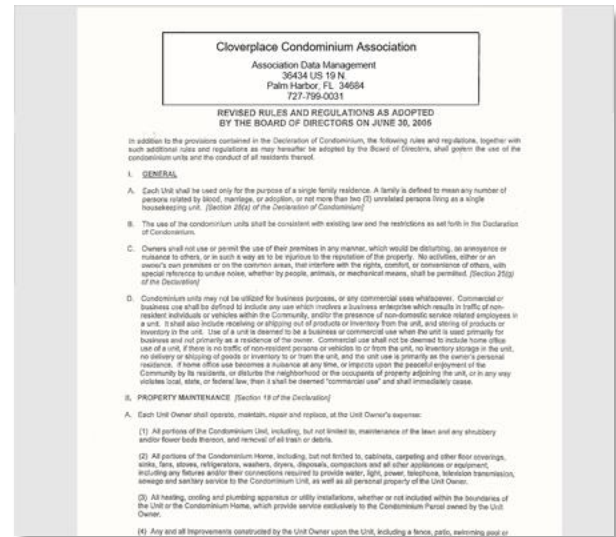
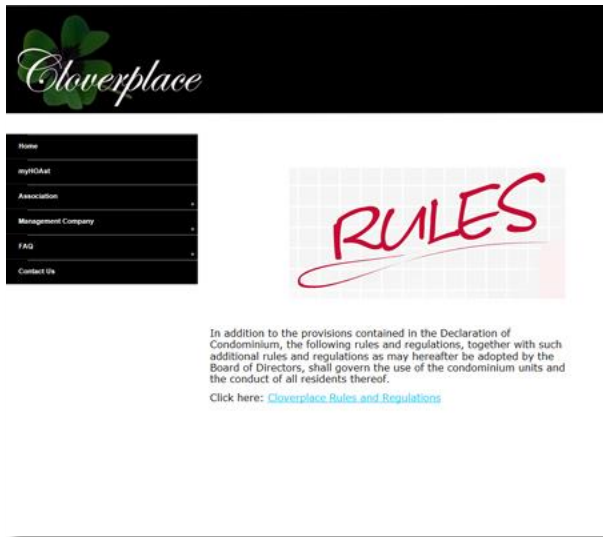
We have community rules that help us be good neighbors. Here are a few to always keep in mind.

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.

