

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

My how fast time goes by when you're having fun!

We have one quarter remaining on this budget and we are trying to get as many projects done as we can. Money is an issue but as we receive it, we will continue to upgrade the property. We need mulch and grass and as soon as funds are available that will be a priority. We are currently keeping a close eye on our finances and at this time we are in good shape compared to other associations. Our reserves are fully protected and we continue to keep them in several banks and under the 100,000 dollar limit.

It's time again for our annual budget meeting and our annual Members' Meeting to elect new board members. Residents will vote for 3 new board mem-

bers this year and once the vacancies have been filled, the Board of Directors will then conduct a Board meeting to elect officers for our association. All owners are eligible to serve on the Board of Directors. As most of you know, the Board of Directors is a voluntary commitment and is made up of condo owners who are willing to devote their time to the community. Meetings are open to the association members.

It's important that you to attend our annual Members' Meeting and vote.

A budget Committee was formed to discuss our budget. These meetings are open to the association members and a great opportunity to learn about our budget. The committee has conducted their first meeting and there were several good suggestions discussed by the committee



for the 2009 budget.

The audited financial statements are in and are available please contact the office for a copy

Our property maintenance men continue to do a great job on keeping the property cleaned and looking good.

Our board continues to work hard and are trying to keep you updated on where we are in these tough times.

Finally, the Board encourages homeowners to continue to contact us with issues, questions and/or ideas about the community.

My best wishes to you for a Happy Holiday season!

Jack Piniella

Volume 3, Issue 4

Fall 2008

Board of Directors

- **Jack Piniella, President**
Email piniella@tampabay.rr.com
- **Martin E. Butler, Jr. Vice President**
Email MEB0613@aol.com
- **Paula Trotti, Secretary/Treasurer**
Email Paulajane@tampabay.rr.com
- **William Lowenthal, Director**
Email william.loewenthal@verizon.net
- **John Cookerly, Director**
Email jclinein@aol.com

Property Manager

Community Management Concepts, Inc.

Peter Schmidt— Property Mgr.
Clubhouse - 813-962-2042
Email thegrandatoldecarrollwood@verizon.net

Manjola 'Lola' Kavariq - Accounting Manager
Phone -727-535-2424

Maintenance fee payments may be made online or through electronic check processing or mailed directly with coupon to
The Grand at Olde Carrollwood Condo Assoc
C/o CMC FL
PO Box 61355
Phoenix, Az 85082

Fiscal Security Concerns?

The Board of Directors of our association has wisely invested our Reserves in "certificates of deposit" which are banked in various banks and are insured through the FDIC. During these uncertain financial times in our country, please be assured that our monies are secure and will not be impacted by an unstable market.

FYI... We have received our audit report for the previous fiscal year which is available upon request. Please contact the property manager.

Paula Trotti, Treasurer

Just Ducky!

No surprise that we have a bunch of duckies enjoying our lake and why wouldn't they? But, and that's a BIG BUT.... They are playing havoc with our walkways, breezeways, pool surrounds and even our streets. We see them scurrying about looking for something to eat and leaving their little gifts behind as they make their way across our community. They bring diseases with their droppings and a lot of angst to our maintenance men who have to clean up their mess.

Why are these cuties everywhere we look and why do they not contain their travels to the lake? It's because we humans feed them! They will soon lose their natural ability to ferret out food for themselves and are becoming dependent on human intervention.



According to the *Animal Rights Foundation of Florida* "Wildlife is truly an asset to any community. Aside from the beauty they bring to our world, Muscovy ducks eat mosquitoes, while raccoons, skunks and opossums eat insects and control duck populations by eating their eggs. To help control the population of Muscovy ducks in your area, please remind residents to Not feed the ducks."

Let us all have respect for human nature and the "natural" talents of our feathered friends to fend for themselves. Let us restrain from the "fun" some enjoy with watching these little guys as they gobble up the bread or crackers or whatever people think ducks like to eat. FYI... Bread or bread products such as crackers is harmful to ducks! Let us teach our children to respect nature's critters and enjoy their beauty BUT not to feed them so that they become dependent on humans for their salvation.

Holiday Decorations.....

It's time to prepare for the holidays and time we be reminded of the do's and don'ts here at the GRAND....

We are very fortunate to live here in The Grand where we have the blessings of our Board of Directors to trim our doors and lanais for the holidays. There are many homeowner and condominium owner associations that frown on this subject and prohibit holiday decorations of any kind.

While we have no established guidelines on this matter, let's hope that common sense prevails and we are aware of using UL approved light cords and candles lit only when we are present in the room. A good rule of thumb as far as to when we should start or take down the decorations would be... After Thanksgiving through January 6.

Reminder: Christmas trees will not be removed by the association. Please make personal arrangements to have them removed from the premises. Please remind any neighbor that you observe placing their tree near or in our trash/dumpster that extra pickups for trash are very very costly and we need to keep our expenses down. An increase in dues/assessments because of a disregard to the rules does not sit well with any of us!

All decorations must be contained **WITHIN YOUR UNIT or your lanais** which is a limited common element. **You may place ONE plant at your outside front doorstep and a door decoration (such as a holiday wreath) that is no larger than 20 x 20 inches**

Meanwhile.... ENJOY! I know I will... I love to see our blinking and sparkling holiday decorations.

Clubhouse/Social Committee

The Clubhouse Social Committee has planned the following events for the 4th quarter of 2008.

Halloween Pool Party 7PM Friday October 31

We plan to have the Halloween Party by the pool if we have good weather and upstairs if we don't. We believe the pool parties are good for families and more residents can enjoy the events.

We plan to have "Costume Contests" for the children with prizes for funniest and scariest costumes, so please plan to attend the Halloween Party for all the Grand residents and please plan for your children to participate in the "Costume Contests".

Please bring your favorite finger foods example: dips, appetizers, sandwiches, fruit and finger type desserts:

cookies, brownies, apple slices and dips. Tea and coffee furnished. If desired please bring your wine or beer.

It should be nice weather and a "cool" evening so come out and meet your neighbors and share some laughter.

Annual Grand Potluck Holiday Party 7PM Saturday December 13

Please bring your favorite "potluck" dish to our Annual Holiday Potluck Party.

Tea and Coffee will be furnished. If desired please bring your wine or beer.

We always have a good crowd, lots of awesome food and much good cheer at our annual Holiday Party and ask that all residents of the "Grand" join

us for a really good time.

Holiday Cookies and Tea Party 3PM Sunday December 21

Please bring a dozen of your favorite cookies and join us for a very casual get together on a Sunday afternoon. Tea will be furnished. Please plan to attend as we will have a lot of fun.

New Year's Eve Party 8PM Wednesday December 31

New Year's Party for those residents who do not want to get out on the roads but would like to have a fun time with friends. Please bring appetizers, chips and dips and desserts (all finger foods). This is a very casual party for all residents and we would absolutely love for you to join us to ring in the new year. . Tea, Coffee and the Champagne will be furnished.

Paula Trotti

Voting Certificates

We recently received the First Notice of our upcoming Annual meeting. If you did not receive it, please contact our property manager, Peter Schmidt immediately.

Questions have been raised by some who are uncertain as to the *Voting Certificate* which was included with the notice mailout.

The voting certificate should be completed when there are two or more persons listed as owners on your deed. For example, a husband and wife... may be listed on the deed.

If so, it is time for the husband and wife to decide who shall have voting privileges for our annual meeting or

whenever the owners are asked to vote on a matter. Why is this done? The documents of our association clearly state that unit owners are members of the association **and** only one vote is allowed per unit when a vote of owners is asked or required.

All owners of the unit need to sign the certificate and list the designated "voter".

The property manager will then compile a list that indicates who will be voting. Since we have 244 units in our association, the manager's list will have provisions for 244 voters.

If you are a single owner of your unit... You need not complete the certificate. If your unit is owned by a

corporation, the certificate must be completed by the appropriate corporate officer.

The certificates will be kept on file and remain effective until a new one is received for your unit

This process is done according to the Florida statutes and further explained on the information sheet we received in the first mailout.

Do not hesitate to contact our property manager if you have any questions. This matter is very important.

Clubroom Pilot Program...

The Board of Directors has recently (9/3/2008) initiated a pilot program to OPEN our Clubroom to residents for their enjoyment. Because of a need to ensure that the furnishings and structure are maintained and safe from potential harm, rules have been established and are listed here for your information.....

.....Clubroom Rules.....

The Clubroom shall be open to all residents that are accompanied by the Unit Owner or Unit Lessee for the following hours:

Monday, Wednesday, Friday - 9AM to 4PM
Saturday, 11AM to 7PM ** Sunday 1PM to 7PM

The clubroom will not be open for general use on holidays or during association's scheduled events.

1. Recreation pass required. Do not open door to balcony.
2. No Alcoholic Beverages allowed. Non-alcohol beverages allowed if in plastic containers (no glass)
3. **Dry** food snacks **only** are allowed
4. TV may be used and is on a first come/first served basis (please keep the volume at a respectable level)
5. Please wear proper attire including tops/shirts/shoes (no wet clothes, no swimsuits)
6. Furniture may not be moved. Do not put feet on the furniture
7. Any items brought to the clubroom (including beverage/food containers and reading materials) must be taken with you on leaving clubroom. Please leave the room as found.
8. The # of guests is limited to five (5) and the unit owner or unit lessee must be present at all times while guests are present
9. Smoking is prohibited
10. Please respect the rights of others while enjoying the clubroom
11. There will be no exclusive/private use of the clubroom and no business or commercial use
12. Report any damage immediately to the property manager or member of the Board. Report any rule violations to the property manager or board member.
13. Gambling is prohibited except for a "Penny-ante game" which means a game or series of games in which the winnings of any player in a single round, hand, or game do not exceed \$10 in value.
14. Animals, live music or catering are prohibited
15. There shall be no access to the clubroom door key
16. Camera in use
17. Turn off TV when leaving

The Association reserves the right to change the "open" clubroom hours and to deny the use of the clubroom to anyone at anytime.

This is a Pilot Program
Maximum Capacity - 50

Valet Trash message.....

Trash will not be picked up on the following holidays..... Please save this schedule.....

2008

Thanksgiving 11/27

Christmas 12/25

2009

New Year's Eve 12/31

July 4th 7/4

Labor Day 9/7

Thanksgiving 11/26

Christmas 12/25

Reminder... all trash MUST be bagged when placed in your trash container. No loose newspapers, bottles etc.... These items will not be picked up.

Calendar of Events

Board of Directors meet the third Wednesday of each month

Social Committee — 2nd Tuesday

Note: Home owners are welcome to observe any and all scheduled meetings. Owners wishing to volunteer to serve should contact our president.

Please check out our community bulletin board (in front of the clubhouse) for meeting notices and agendas.

***Please volunteer.....
We need you!***

***Our property manager, Peter Schmidt is onsite in our clubhouse for twenty hours a week.
Monday thru Friday 9AM—2PM***

Upcoming Social Club Events

**Halloween Party -10/31—Friday
7PM**

**Annual Grand Potluck Holiday
Party - 12/15- Saturday- 7PM**

**Holiday Cookies and Tea Party -
12/21-Sunday-3PM**

**New Year's Eve Party
12/31- 8PM-Wednesday**



Happy Holidays



Editorial note:

All information in this newsletter is published for your convenience. Every effort has been made to ensure the accuracy of this newsletter information. The Grand at Olde Carrollwood, Assoc. Inc. is not liable for damages arising from errors, omissions or outdated information.

Car parking....

We have received notices from our residents that some persons have been parking cars in their neighbor's assigned parking space and some have double parked their cars behind them so as to block them in. Please ask your guests where they parked their cars when they come to visit you. If not in an undesignated space, please have them remove the car immediately. We do not want to have to have these cars towed away, but will be forced to if necessary. Please report any infringement to our property manager.

Excess plants on breezeways.....

Per the Emergency Rescue Service personnel and fire marshall our breezeways and stair landings must be free of plants, chairs, tables, bicycles or any item that would restrict them in an emergency situation. It should be noted that our documents do not permit ANY items in these common areas. However, the Board of Directors will continue to allow one small plant outside of your front door and a door decoration on your outside door entrance that does not exceed 20 x 20 inches. We ask that this not be abused so that we will not have to enforce removal of all items as per the documents.

Members' Annual Meeting and Election of Directors

Mark your calendar for **Friday 12/5/2008**
Clubhouse
6:30 Registration

Reminders from our Property Manager

Owners - it is of the utmost importance (and required by the documents) that we have a current copy of your unit key in our office, as well as a current lease. If we do not have a key and an emergency entrance is required (usually because of a water leak) and we cannot locate you or your tenants immediately, we are forced to drill through the lock, at your expense. Unless you are absolutely sure that these two items are in our office, please deliver them or have your tenants deliver them to me personally. My normal business hours are 9AM - 2PM, Monday through Friday. The keys need to be logged in and a receipt given to you for your records so that you know what date we received your keys,

Sometime late this Fall we will be conducting a key test (insert, unlock, and re-lock without opening the door) to ensure that we have up to date keys for all units .

All residents - We urgently need to update and fill in the holes in our e-mail and phone list.

This is for your benefit, in that we can get important news out to everyone more quickly and contact you in case of repairs or maintenance going on around your unit that may require you to protect your personal property. Please e-mail, regular mail, or phone me this information as soon as possible.

Email thegrandatoldecarrollwood@verizon.net
Regular mail The Grand at Olde Carrollwood , 10311 Club Circle, Tampa, FL 33618
Phone 813-962-2042