

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

Happy Holidays to all residents and owners!

This has been a very busy year for our Board of Directors, committee members, property manager and yours truly.

We have much to accomplish in this last quarter.

One of these objectives includes landscaping. Many plants need to be replaced in areas where plants are either missing or dying. We need to install plants or bushes to help conceal the newly installed backflow valves which certainly are an eye sore to us all. Please take some time to read the article in this newsletter to learn more about the backflow valves.

We have scheduled sod replacement in areas that are needed and the distribution of red mulch in the plant beds.

As you know, our painting project has been and continues to be an area of great concern. Shortly after the painting completion, there were problems noted with the paint adhering to some parts of our property and the majority of the issue being

our carports. The Board of Directors is aggressively addressing this matter with the paint contractor. It will be resolved!

Because we were forced to install backflow valves by Hillsborough County law and the fact we were limited to a time constraint, this matter was immediately addressed by the Board of Directors. We sincerely hope you were not inconvenienced because of the water disconnection. At the time of writing this article, the backflow project is almost complete.

According to the county, backflow valves were necessitated to prevent any contaminated water from a building from returning to the main water supply.

The garbage compactor had to be rebuilt because of rust and old age and failure to work properly.

Additionally, the air conditioner unit in the fitness center failed and subsequently needed to be replaced. This was accomplished with very little downtime.

The Board of Directors also addressed the community sidewalks and need for pres-



sure washing. This was accomplished!

Fortunately, our association and property owners take the matter of fully funded reserves very seriously. We were fortunate to have reserve funds for the new air conditioner and the expensive backflow installation.

Our maintenance men, Rene and Henry, continue to perform exceptionally well and we thank them for doing a tremendous job.

A big "thanks" to Rod Graber, our property manager and to the many committee members who continue to volunteer untiringly. The board appreciates all residents for their continued support.

The board is working very hard to get our projects accomplished by the end of our fiscal year.

Welcome to all new residents to our family.

Jack Piniella

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Board of Directors

- **Jack Piniella, President**
Email
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- **Martin E. Butler, Jr. Vice President**
Email
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- **Paula Trotti, Secretary**
Email Paulajane
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- **Linda Fingleson, Treasurer**
Email
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- **Mary McCall, Director**
Email
mary@callmccall.com

Property Manager

The Continental Group

Rod Graber _ Manager

Clubhouse - 813-962-2042

Email thegrandatoldecarrollwood@verizon.net

Maintenance fee payments may be made online, through electronic check processing or by autopay. Additionally, payments made by the furnished coupons to the Grand at Olde Carrollwood c/o The Continental Group, Inc. PO Box 28157, Miami, Florida 33102-8157

Backflow Valves

Hillsborough's mandated use of backflow preventer valves has been supported by a county ordinance dating back to 1997 and last revised in 2003. It called for citing homeowners first with a 48-hour notice requiring they engage a certified plumber to prove no cross connection exists. Upon compliance, a second notice of violation requires property owners then to pay plumbers to install the valves within 30 days. And following installation, homeowners are ordered to pay for annual inspection of the devices.

The county ordinance stems from a regulation written with the help of the American Water Works Association and enacted by Florida's Department of Environmental Protection (DEP) which, in turn, cites a Florida Statute as its enabling authority.

In August 2008, at the Hillsborough County Commission meeting, the Board decided to temporarily halt enforcement of residential backflow prevention violations until October 2009.

Despite a great public outcry since 1997, the halt has been lifted and violation notices are currently and vigorously being served by the Hillsborough County water department to owners of buildings with more than four residential units.

Selling or Renting Your Unit

Reminder to all unit owners

If you have a unit for sale or rent. We will be happy to list it for you on our website. Please contact our property manager, Rod Graber at the clubhouse and he will explain the procedure.

TheGrandAtOldeCarrollwood.com

Important Upcoming Meeting Dates

Annual Membership Meeting for Unit Owners..... December 14, 2012

Budget Meeting November 7, 2012

2013 Assessment Payments

Soon, we will be receiving our 2013 coupon books in our mailboxes. Please be on the lookout for them so that you will be able to make your payment timely and avoid a late charge. As in this past year, payments may be made by the coupon method, paying Continental online at the SterlingConnect website or via auto pay (electronic fund transfer). Please contact our property manager should you have any questions regarding this matter. You may call Rod at 813-962-2042.

Note: If you have signed up with Continental for EFT (electronic payments) in the past and wish to continue for your 2013 payments, you do NOT need to complete a new authorization agreement. Your previous agreement will be valid until you notify to discontinue/revoke it.

Holiday Decorations

It's that time of year again! All residents are asked to keep their holiday decorations on their lanai/screened porch or inside their units. You may place a wreath or holiday decoration in the top half of your entrance door.

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.

Do not run electrical lines or lights outside your unit in the common areas.

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.

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 costly and it is not permitted. We need to keep our expenses down.

Property Manager's Column

The property management business can often be non-interesting. Not here at The Grand! What an exciting place to work.

The energy coming from this Board keeps this office very busy. It's true the office is open on-site for only 20 hours per week and certainly 20 hours is insufficient for such a large community with 244 units and 26 acres of land. Therefore, our directors assist in any way that is needed by the property manager. The Board has high expectations for management for the operations of the Association and for the appearances of this community. You can tell this by the pristine environment maintained by Luke Brother's landscape, Waste Away daily valet trash pickup and others but certainly our own service team that start early in the morning to get the jump the days work.

What you don't see everyday is the attention to detail the Association records are maintained including meeting minutes, contract negotiation, insurance coverage analysis, detailed financial accounting and monthly financial statements.

It's exciting to work at a place where we can make a difference at the end of the day. It is a pleasure to have the opportunity to work with you, the Members of the Association for going on 2 years now.

Thanks for your appreciation of our hard work and thank you for your cooperation and concern for your beautiful community. I look forward to supporting your Board in the work it does to keep this community at the high standards you expect.

Rod Graber

Voting Certificates

In case you missed it on the form "Certificate of Appointment of Voting Representative ".....

You **do not** have to send in a new voting certificate every year if there are no changes from the last one you sent. The voting certificate is valid until revoked by a subsequent certificate.

Windows Live Update' Sector Zero Virus Hoax

There are email messages circulating rapidly and via social media posts warning users to watch out for messages with an attached file called "Windows Live Update" because it contains the most destructive computer virus ever.

The claims in the message are utter

nonsense. The "warning" is just a revamped version of several earlier hoaxes that made similar claims. There is no virus like the one described in this message. Do not forward the false info.

For you Facebook users... Messages are circulating on Facebook claims

that, as an anti-spam measure, users will be required to enter their social security numbers when they login to the network from April 2012.

The claims in the message are false. Facebook will not require users to login with their social security numbers.

Social Committee

The social committee has been busy decorating the clubhouse for the holiday season. We have planned some events for the upcoming holidays. Mark your calendars and plan to attend!! Please ask your neighbors, friends and family to join us. We ask that all residents of the "Grand" join us for these events at this special time.

Holiday Cookies and Tea Party

3PM Sunday December 2nd

Please bring a dozen of your favorite cookies to share and join us for a very casual get-together on a Sunday afternoon in the clubhouse. Tea will be furnished. Please plan to attend as we will have a lot of fun and meet new neighbors and celebrate the season with some holiday music and enjoy our beautiful tree. Bring a friend!!!!

The Grand Holiday Party

6:30PM Saturday December 15th

Please bring your favorite "potluck" dish to our Annual Holiday Party. A delicious ham and turkey will be provided as well as tea and coffee. If desired, please bring your wine or beer. We will enjoy our tree as well as the traditional holiday music. We always have lots of awesome food and much good cheer at our annual Holiday Party. Bring a friend!!

Game Nights

January 2013, on the 4th Thursday of each month at 7pm we will continue game night. The "Game" nights are held in the clubhouse. Come join us and bring a snack for sharing and enjoy a fun evening! Bring a friend!!!

Library

We want to remind you of the lovely library in the clubhouse. Many of you are using the library and enjoying it. It is open for everyone to use, just get books and magazines and donate items if you wish.

The Social /Clubhouse Committee wishes everyone

*****Happy and safe Holidays!*****

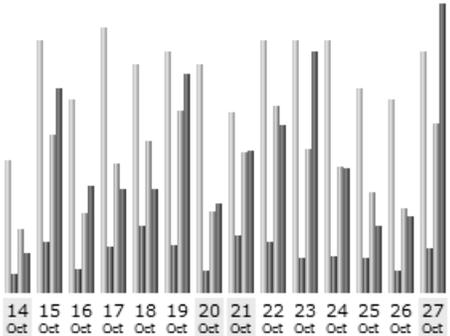
Electric Bills

Please help keep our power bills lower by:

1. When using the Sunroom, please turn the AC off when you leave.
2. When using the fitness center, please turn the TV and lights off if you are the last to leave.

Also ... please be reminded to wipe down the equipment in the fitness center after usage. Antiseptic spray bottles and towels are provided for your convenience.

Communications Committee



Our official website continues to have a lot of activity. The average daily visit in the month of October is 21 visitors with an average of 52 pages being viewed. In 2012, to date, there have been 3,368 unique visitors with a total of 5,455 visits. Impressing!

The webmaster has recently received an email from a local realtor who said...

“Dear Webmaster,

We realize this website, <http://www.thegrandatoldecarrollwood.com> has a great deal of information for the potential buyers of a Unit in this community. I am formally asking for your permission to have a link on our MLS description as

we currently have a unit that is available for sale. Please allow us to place a link for our potential buyers to learn more about this great community and shed some additional information on this wonderful community. Thank you for your help in this matter.”

As you know, the primary objective for our website is to provide information to our owners and non-owner residents. Our second objective is to provide a positive and informative website for potential buyers or renters.

We hope you will continue to use our website. We thank the Board of Directors for their continued financial support for this endeavor.

TheGrandAtOldeCarrollwood.com

Board of Directors meet the third Wednesday of each month

Social Committee — Quarterly

Architectural Review —Quarterly

Note: Home owners are welcome to observe any scheduled meetings . Owners wishing to volunteer to serve on a committee should contact our president. We need you!



Happy Fall!



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.

Written Inquiry Policyclip and save with your documents

As per the Florida statutes, Chapter 718....

"The association may through its board of administration adopt reasonable rules and regulations regarding the frequency and manner of responding to unit owner inquiries, one of which may be that the association is only obligated to respond to one written inquiry per unit in any given 30-day period. In such a case, any additional inquiry or inquiries must be responded to in the subsequent 30-day period, or periods, as applicable."

The purpose of this policy is to assist and give consideration of the property manager's time management which, currently, is twenty (20) hours per week.

1.) Unit owners may submit a written inquiry to the association by certified mail to the association's official address:

The Grand at Olde Carrollwood Condominium Association, Inc.
10311 Club Circle
Tampa, Florida 33618

2.) The board (or its agent) shall respond in writing to the unit owner within 30 days of receipt of the inquiry and shall comply with the current Florida statutes regarding same.

3.) The association is only obligated to respond to one written inquiry per unit in any given 30-day period.

Adopted 9/17/2012

Records Requestclip and save with your documents

Pursuant to the Florida statutes (chapter 718), members of the association may request inspection or copies of association records. The following rules shall apply:

The records of the association shall be made available to a unit owner within 5 working days after receipt of written request by the board or its designee.

Written requests for records must state if the records requested are to be by visual inspection or copies requested of same. A member may not make a request for records more frequently than once per calendar month.

Fees for copying of records shall be:

- a. \$5.00 retrieval fee
- b. \$.25 per page copy fee for 30 pages or less for more than 30 pages of copying:
- c. \$5.00 retrieval fee
- d. \$5.00 travel fee to print shop
- e. per copy charge as designated by print shop

A 50% deposit shall be paid prior to the production of records.

Records (per Florida statute) which may NOT be inspected or copied are:

- a. Any record protected by the lawyer-client privilege
- b. Any record protected by the work-product privilege, including any record prepared by an association attorney or prepared at the attorney's express direction; which reflects a mental impression, conclusion, litigation strategy, or legal theory of the attorney or the association, and which was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings, or which was prepared in anticipation of imminent civil or criminal litigation or imminent adversarial administrative proceedings until the conclusion of the litigation or adversarial administrative proceedings.
- c. Information obtained by an association in connection with the approval of the lease, sale, other transfer of a unit.
- d. Medical records of unit owners

Adopted 1/16/2008

Note: These and other rules may also be obtained from our property manager or our official website:
TheGrandAtOldeCarrollwood.com