

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

Spring is here! The flowers are blooming and providing beautiful color to our common areas. The trees and shrubs are looking healthy and ready to bloom. It's a perfect time for us to focus on our magnificent environment that is our home, the Grand.

The landscapers will be here on a weekly basis to help us keep our twenty-six acres of property looking pristine. Our Property manager (Rod) and maintenance men (Rene and Henry) continue to do an outstanding job taking care of our property.

We hope everyone will be enjoying the Spring and Summer months by visiting our pools, grill areas, sunroom and tennis courts. As the weather improves, it is also a time for us to "meet and greet" our neighbors while on our tours of our beautiful property. Also, we will be having several social events and parties for everyone to enjoy and get to know each other.

We have recently completed the dredging of the lake of debris which resulted from a build-up from a runoff from the

streets. The debris had accumulated for the last thirty years or so. We were able to use the dirt to rebuild the seawalls along the sidewalks in the worst areas of the lake. We then installed five thousand square feet of sod to maintain the lake's sea wall. We also replaced some of the broken sidewalk area behind the big pool. The bridge is in the process of being re-stained and sealed.

Recently, our Association engaged the firm Reserve Advisors (RA) to conduct a thorough engineering review of the common capital elements (i.e. roof and building structures, pavement etc). Please review the article in this newsletter which was written by our treasurer, Tom Turck. To better understand the difference between pooling and straight line reserves, we will be providing more information in the coming weeks. One or more meetings will be scheduled and owners will have an opportunity to hear from the professionals of this fine company (Reserve Advisors).

A primary fiduciary re-



sponsibility of the Board of Directors is to make certain that our documents are adhered to and enforced per the documents and Florida statutes. In order to make certain that this responsibility is carried out for all owners equally, your Board will pursue all available legal options to assure compliance of the Association's bylaws and documents. We will take an aggressive approach, including legal remedies, against owners who ignore fines and our covenants.

Please feel free to let us know of any problems or suggestions that will make the Grand a better place to live.

Most importantly, my sincerest appreciation to all of our board members, committee members and residents who continue to give untiringly of their time and support to help make the Grand THE best.

Jack Piniella

Volume 9 Issue 1

Spring 2014

Board of Directors

- **Jack Piniella, President**
Email piniella@tampabay.rr.com
- **Martin E. Butler, Jr. Vice President**
Email MEB0613@verizon.net
- **Paula Trotti, Secretary**
Email Paulajane@tampabay.rr.com
- **Tom Turck, Treasurer**
Email turck1@verizon.net
- **Mary McCall, Director**
Email mary@callmccall.com

Property Manager

First Service Residential

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 be made with the furnished coupons.

Social Committee

The social committee hosted a tea in April and has a tropical luau planned for June!! Our Spring Tea was enjoyed by all that attended surrounded by gardenias and our beautiful antique wedding dress! We sipped tea and had wonderful conversation! If you missed it we hope we will see you at our next one.

LUAU

Wear a grass skirt if you dare or a tropical shirt we don't care! Come join us for our annual Grand Hawaiian luau. It will be **June 21st, 2014 at 7PM** in the clubroom, sunroom and poolside. The Association will provide a delicious ham and drinks! Please bring a tropical side dish, such as potato salad, sweet potatoes, rice dishes, fresh fruit, appetizers Or a tropical dessert. If you want wine or beer BYOB. Come eat, swim or just sit and relax by the pool with your friends and neighbors. Bring a friend. Wear your most tropical attire!!!! We urge you to mark your calendars with the above date and plan to attend. Aloha

GAME NIGHT

The 4th Thursday of each month, we will be having game night at 7PM. The "Game" nights are held in the clubhouse. Please come join us for a fun evening! Our games are easy to learn! Bring a snack and a friend! We would like to start a Domino Night . If anyone is interested please let us know.

LIBRARY

Please enjoy our library downstairs next to the office in our clubhouse! We have had numerous donations of books and magazines.

Welcome to our New Residents

A very big welcome to our new residents! We hope you will take advantage of our many amenities and enjoy our beautiful surroundings. To learn more about us... please visit our website... TheGrandAtOldeCarrollwood.com

Architecture Review Committee

If you are contemplating making any alterations to your unit, please be reminded that any change, including second story floor coverings, **MUST** obtain approval by the ARC. An application for change and guidelines may be obtained from our property manager or on our website.... TheGrandAtOldeCarrollwood.com

Don't make the mistake of making changes without approval and learning afterwards that the changes have to be reverted back to the original condition in order to be in compliance with our documents, including the rules and regulations. It can be a very costly mistake.

In a nutshell....



Confused as to how many guests you may bring to our amenities? Below is a nutshell version of “guest rules”.....

None of the amenities may be used exclusively by any resident.

A resident must be in attendance with their guests at all times.

No smoking is permitted in any amenity area.

If you have further questions as to the rules, please refer to the rules that are published on our website TheGrandAtOldeCarrollwood.comor request a copy from our property manager.

	Location	Guests
Pool		4 per unit
Fitness Center		2 per unit
Tennis Court		3 per unit
Picnic Area		4 per unit
Clubroom		4 per unit
Sunroom		Maximum capacity of the room is 15 and parties may be held if scheduled through the property manager. However, the room cannot be used exclusively.

Because You asked....

I want to send an “official” communication.... How do I? All notices to the Association required or desired per the declarations or by-laws shall be sent by certified mail, return receipt requested or by a courier service that produces evidence of delivery to the Association at the clubhouse address.

What is the purpose of the “Hearing Committee” ? Also called, The Unit Owner Committee, the purpose of which is to conduct a reasonable inquiry as to whether an alleged violation in fact occurred and the fine imposed is appropriate.

What are the “Common Elements”? Per the Declarations, the common elements mean and include the portions of the Condominium Property which are NOT included within a unit.

Reminders

For the good and welfare of ALL of our residents... please be reminded:

Car washing or repairs are NOT permitted on our premises

Bicycles & strollers must be contained within your unit.

No rugs, towels etc. may be placed on our walkway railings.

Dog owners are responsible for removal of waste left by their animals on our property.

When placing boxes in our trash dumpster... remove contents from the boxes and flatten them so others will have space to discard their items.

If you have a plumbing problem in your unit and need to turn off the main water supply. Please notify all residents in your building of the shutdown beforehand. Water can only be shut off by the Maintenance Staff. Except in an emergency, 24-hour notice is given to occupants of the entire building.

Please do not open the door to anyone for entrance to clubroom.. Key holders plus 4 guests are permitted entry with key access at the main door

Frequently check our bulletin board (located at front entrance to the clubhouse) for notices of events and/or meetings.

Foremost... ENJOY our community and get involved!

Which is safer to swipe?

From the Florida Department of Agriculture and Consumer Services

The recent financial security breaches of well-known retailers have caused headaches for consumers. Liability for damages of fraudulent debit and credit card transactions is treated differently by consumer protection laws. Knowing the difference can protect you in the event your debit or credit card number is compromised.

When a debit card is used, according to the Electronic Funds Transfer Act, the card issuer can only hold the cardholder responsible for the first \$50 of fraudulent charges, as long as it is reported within two business days of learning about the problem. If the loss is reported within 60 days after a statement containing fraudulent charges is mailed, a consumer's liability increases to \$500. If a fraudulent

debit card transaction is reported more than 60 days after the statement is mailed, the financial damage can be limitless. If a scammer obtains debit card information, not only can they deplete an entire bank account, but it can take up to ten business days for the bank to investigate the fraud, and even longer to reimburse the account. In the meantime, consumers are left with depleted funds that may have otherwise been used for rent, utilities and other bills.

When a credit card is used, consumers have an extra layer of protection under the Fair Credit Billing Act. According to the federal law, a consumer's personal liability for fraudulent charges on a credit card cannot exceed \$50. If a consumer falls victim to credit card fraud, the charge is often credited back to the account immediately after it's reported.

Beware of Fraud Hotspots

Gas stations, ATM machines and restaurants are frequent targets of "skimming," machines that scammers install to steal card information. If a debit card must be used at the gas pump or restaurant, choose to run the card as a credit purchase so that a PIN is not required. The amount will still be deducted from the bank account, but it will be processed through a credit-card network, which will give greater protection from liability if fraud does occur.

Property Manager's Corner

Condo Living

Yesterday was Mother's Day and I was reflecting on some of our mom's best advice. Two of my mother's favorites were "you can get more flies with honey than vinegar" and "never underestimate the importance of a thank you."

In a condo you live under a set of laws, rules and procedures that are a compromise between individual and community rights. If you are used to other forms of housing tenure, the rules and regulations of condominiums may initially seem overly strict, but they help ensure that condominiums are safe and enjoyable communities for everyone. The aim is to allow you to enjoy both our private (units) and common spaces (pools, gyms, etc.). Sometimes these rules rub us the wrong way and sometimes they may even make you a little crazy. But when that happens, please try counting to ten and try to remember that the benefits of condo living are so great for so many of us the compromise is easily worth it.

Remember that we at FirstService Residential work for you and deserve your respect. It is unfair to argue with us as we have been directed by your board to enforce the rules. Only the Board, fellow owners that you have elected, establishes our rules. We are all in this together. We have a common interest in making living at The Grand at Olde Carrollwood as wonderful as is possible.

You may find a full set of the Rules and Regulations (Rulebook) at TheGrandAtOldeCarrollwood.com or simply ask for a copy and I'll have one available for you.

Special Thanks

We have many unsung heroes here at the Grand. Instead of trying to find fault with these “hero” neighbors, let’s make a special effort to appreciate their hard “non-paying” work.

We have a Board of Directors who serve us untiringly for 100’s of hours a month. They make sure that the daily duties by our employees are done timely and correctly. They meet with our attorneys, accountants and legal authorities when needed and oversee that our contractors are fulfilling their obligations. They keep on top of the state laws regarding condominiums, which change yearly, and our documents. It is not a two-hour job at a board meeting. It is ongoing and only a very few of their “chores” are listed above.

We have an Architectural Review Board who jump through hoops to get back with an answer to all of our owners that submit a request form. Did you know that most associations can take 60-90 days to reply to a request for change? Our ARC committee starts the process as soon as they are notified. I hope they are getting a “WOW that was fast” from us but I doubt it!

We have a Social Committee who not only plan for our events, they buy the food, drinks and paper products that are needed. They decorate the event area before the event and remove the decorations following it. Some of the committee share their personal items such as serving containers, decorations etc. They decorate our clubroom, clubhouse and front entrance for the holidays. Nope, not done by gremlins.... done by our committee!

Our 26 acre community with 244 units and 33 buildings could not function without these unsung heroes! If you wish to be an unsung hero, please contact our president or ptoperty manager. We always need more volunteers and while you will not receive a pay check for your efforts, you will receive great satisfaction from serving your friends and neighbors.

Many of the community volunteers work outside of the home, so please don’t let that be what holds you back. A big **THANKYOU** to those of you who always step-up..... **You are appreciated!**

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 Spring!



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.

Reserve Study Update....MUCH More to come

Background

Last Fall the Association engaged the firm Reserve Advisors (RA) to conduct a thorough engineering review of the common capital elements (ie roofs and building structures, pavement etc). RA then determined the estimated remaining life through 2041, before needing repair/replacement, and the projected costs over that period.

Based on that analysis a funding plan that would maintain an adequate, but not excessive threshold during one or more years requiring significant expenditures, was proposed.

Findings

The preliminary report has now been reviewed by The Board, the Association's independent accountant, and Association's outside counsel. The good news is that we can maintain adequate reserve funding at current funding levels (with minor future increases based solely on inflation) and remain fully funded through 2041. But we can do this only if we change the reserve funds accounting from our current "line item" method to the more commonly used, and more advantageous cash flow, or "pooling" method.

What's Next

The Board, Reserve Advisors, and the Association's independent accountant all recommend this change, which will require a vote of the Association's Ownership. Therefore over the coming weeks and months one or more meetings will be scheduled at which owners will have the opportunity to hear from Reserve Advisors, as well as the Board and our accountant, who will review the findings and recommendations, and answer any questions. Given the importance of this issue we also hope to video the meetings and post them so any owners not able to attend can hear the presentations. After these informational meetings a formal owners' meeting will be scheduled at which you will be asked to vote, in person or by proxy, on the adoption of the recommendations. In order to have any changes in place in time for development of our 2015 budget we expect this vote will take place before the end of August.

Please keep an eye out for the information you will be sent, review it carefully, and make every effort to attend the informational meetings(s) when scheduled. If you are unable to attend the subsequent formal owner' meeting in person it will be important that you submit your proxy vote(s) Until then, please feel free to contact any Board Member if you have any questions.

*Tom Turck
Treasurer*

Annual Audit Report

The Grand at Olde Carrollwood Condominium Association, Inc. is happy to make available to all unit owners, the annual audit report for the fiscal year ended December 31, 2013.

Please submit a written or email (thegrandatoldecarrollwood@verizon.net) request to Rod Graber, our association property manager. The report will either be mailed, emailed or be available for pickup at the Association Office as per your instructions. A notice will be posted on the Association Bulletin Board. This notice is given as required by and in compliance with the Florida statutes.