

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

Now that the first half of our first organizational year is behind us, the **Grand** is on the cusp of great things to follow! At the heart of our visions, we feel the **Grand** will be a place where we will be proud to live.

My wife and I have never lived in a condo before and this has been a very positive experience for us. We have a wonderful location here in Tampa, great amenities, terrific neighbors and twenty-six acres of beautiful grounds with a lake. Nothing could be better!

The word “condominium” is derived from the Latin

words “com” meaning together and “dominium” means “ownership”. Thus, *Ownership Together!* This is the formation of a community.

Questions to you, the residents of our community....

Are you ready to play a part in the transforming the **Grand at Olde Carrollwood** into the best condo community in Florida?

Are you willing to join our committees, attend the events and support our Board of Directors?

The potential for greatness is endless and it is my pleasure to see us grow and work together towards our



goals.

I thank our BOD, committees and neighbors for the endless hours of participation. As the **Grand's** first president, I feel honored and very optimistic. I feel pride in our achievements and look forward to our future.

My wish is that you will join our great team and reap the satisfaction from knowing you are a part of a great community.

Jack Piniella

Volume 2, Issue 2

Spring 2007

Board of Directors

- **Jack Piniella, President**
Email piniella@tampabay.rr.com
- **Martin E. Butler, Jr. Vice President**
Email MEB0613@aol.com
- **William Lowenthal, Secretary/Director**
Email william.loewenthal1@verizon.net
- **John Cookerly, Treasurer/Director**
Email jclinein@aol.com
- **Mary T. McCall, Director**
Email Mary@callmccall.com

Property Manager

Community Management Concepts, Inc.

Bobbie Vincent—Property Mgr.
Phone -727-535-2424
Ext 214
Email bvincent@cmcfla.com

Renee Stepan— Controller
Phone -727-535-2424
Ext 211
Email rstepan@cmcfla.com

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

Crime Watch Committee

Most likely Neighborhood Watch would not have noticed a middle of the night theft at the Clubhouse; however, we are proceeding with trying to establish the program in our complex. The paperwork review must be completed and approved by the Sheriff's Office before we can proceed.

By now, most of you probably know that both of the 43-inch plasma screens were stolen from the clubhouse. We have been looking into a surveillance system but now realize that an alarm system is needed in addition to cameras. The positive news is that the deputy did find good fingerprints on the glass in the fitness center. Once the appropriate security system is in place the screens will be replaced.

Martin Butler

Grounds/Landscape Committee

Everyone who has an interest in being part of The Buildings and Grounds Committee is asked, encouraged, and wanted at the meeting on Thursday, April 12, 2007, at 7:00pm in the Clubhouse. The Committee is in desperate need of members.

The actual permit for the control of the Spatterdock (lily pads) has finally been received from the Environmental Protection Commission (EPC).

Shortly the pond company will begin the treatment to control the Spatterdock from the current shoreline water ward for fifteen (15) feet as permitted by the EPC.

Hillsborough County sponsors at Adopt-A-Pond program that could be of significant benefit to the community; however, it does need community involvement. This is one of the reasons that we need more residents

to participate in the committee.

The current watering restrictions permit watering only on Friday. The Association has made a petition to the Southwest Florida Water Management District (SFWMD) for a variance to allow additional watering. If anyone can assist in obtaining this variance from SFWMD his or her help would be greatly appreciated. All of the building gutters and downspouts have been cleaned and re-attached to the buildings as needed. Once the rains start, they are good to flow.

There are numerous tree branches that require trimming to prevent the gutters from clogging again. Both the remaining and partial remains of the aging Australian Pine trees need to come down. Assistance is needed in determining the most economical way

of accomplishing this. At least on person on the Committee can wield a mean chainsaw but assistance is needed. We are looking forward to seeing you on Thursday, April 12, 2007, at 7:00pm.



Martin E. Butler, Jr.

Did You Know???

Our Board of Directors are “on top” of many matters of interest to us all.....

- We have baby ducks and turtles enjoying our lake.
- Sometime late Tuesday night to Wednesday morning someone broke into our clubhouse and made off with both plasma TVs.
- Did you know that people who do not live here at the Grand are using our pools and trying to use the exercise room?
- Are you aware that the Board members get phone calls at 10 pm because a unit owner cannot find a place to park by their building because of a party taking up all the places?
- The parking spaces total 273, including 10 handicap spaces and that is less than two per unit?
- We have a resident who is running a used car business out of here but we have to have sufficient proof to put a stop to it.
- Did you know that the tennis courts were vandalized by children who either live here or were visiting relatives?
- Did you know that some people are using the lanais as a junk room?
- Did you know that there are residents who refuse to pick up after their dogs?
- Are you aware that there are residents that do not bother to complete an ARC form about work they want to do?

Clubhouse/Social Committee

1st Quarter 2007 Events:

January:

We had a winter potluck party with lots of good "comfort food" and the attending residents had a great time.

February:

The clubhouse was all decked out in Valentine's Day Décor and there was a large attendance and scrumptious food.

March:

We had a very "green" and delicious St Patrick's Day party, with corned beef and all the trimmings. We had a marvelous turn out and a great deal of "fun".

Our **library** "downstairs by the office" is now open and we have had numerous donations of books, CD's, DVD movies and magazines. The library is getting a lot of use and we encourage every one to "Bring and Take" the books, DVD's etc. The library is for the use of all residents and is a very attractive and functional addition to our clubhouse.

2nd Quarter 2007 Events:

April:

The first Thursday of April, (April 5 7PM) we plan to start a "Bunco" night. Providing there is sufficient in-

terest we will continue the Bunco night on the 1st Thursday of each month. Most of the members of our committee do not know how to play Bunco, however, we have been told it is a very easy game to learn and is a fantastically fun game. The recent surveys we received back from residents had Bunco as the most requested game. Don't know how to play, come on up and learn!!!!

The 18th of April at 1PM we have planned a "high tea" (coffee will also be served) We have had requests for afternoon events so we encourage the residents who want afternoon events to attend and get to know their neighbors. Come to the tea and we can discuss and plan other events for you.

May:

The first Thursday of May (May 3 7PM) Bunco.

May 4 (7PM) * Cinco De Mayo a Mexican Festival. Bring potluck (Mexican if possible) and we will have a great time. Coffee and tea provided, bring any other drinks you wish. (We know Cinco is the 5th, but we planned it for Friday which is the 4th or Quatro De Mayo.

June:

June 2, Saturday, 5PM a poolside luau. The Hawaiian chicken will be furnished and we request you bring

Hawaiian or tropical side dishes, salads, appetizers or desserts. Coffee and tea furnished, please bring any other drinks you wish. (* glass drink containers not allowed poolside) We will have music, limbo, games and lots of good times. Come on out, swim or not swim, just sit and relax by the pool with your friends and neighbors.

We urge you to mark your calendars with the above dates and plan to attend. This is the way to enjoy your clubhouse and your neighbors.



We still need donations of cards, dominos and board games. Please leave them in the office or sun-room.

We really need your suggestions regarding events you would like to have planned and would attend. Leave your suggestions in the office, in the box in the front entrance hallway or call Paula Trotti 265-3109.

Paula Trotti

Fines

At the March Board Meeting the Guidelines for Notification, Warning, and Fining concerning the violation of the Rules and Regulations were adopted by the Board. The full text is available on the website or at the office.

Lanais

The Architectural Review Committee has been busy answering questions regarding screened and enclosed lanais and looking at all 33 buildings. Owners and occupants appear confused over ownership and use of their lanais.

On March 26 the Board of Directors distributed a flyer quoting paragraphs of the condominium Declarations. The flyer also references the Guidelines for Lanais and Patios approved by the Board on February 21, 2007.

First of all, your lanai, referred to as a screened balcony or patio in the Declarations, is a Limited Common Element (Paragraph 10 c) and is not included in the square feet of your unit (Paragraph 12 a). Therefore, you have exclusive use but not ownership of it. Accordingly, incorporating it into your unit area by removal of the sliding glass door or other means is an encroachment into the Limited Common Element space. It is possible, by State law, that you are taxed on your lanai. This may occur if your lanai is enclosed and the value of the improvements (the cost of enclosing) is

added to the market value of your unit. Yes, you retain ownership of the improvements but not the lanai space.

In summary you do not own your lanai and being a Limited Common Element it is subject to use and maintenance restrictions. To paraphrase the Declarations, paragraph 23 titled "Use Restrictions" - subparagraph e **does**

“Potted plants and patio furniture allowed”

not permit objects over forty-two (42) inches in height, grills (barbeques), bicycles, laundry garments, and towels on lanais. **Only potted plants and sun room/patio furniture are allowed.**

Paraphrasing paragraph 15 (a) (i) advises that it is the responsibility of each Unit Owner to keep their lanai in a neat, clean and sanitary condition and per paragraph 15 (b) (i) the Asso-

ciation is responsible for maintaining lanais **excluding** screening and all improvements made to the lanai. Accordingly, each occupant must keep their lanai in a neat condition and is responsible for repairing torn or damaged screens and per the Guidelines it can only be painted an exterior white color.

The ARC supports the Board approved Lanai Guidelines **prohibiting the installation or existence** of any horizontal blinds, vertical blinds, draperies, shades and roll up shades of any nature on lanais, whether screened or enclosed. This restriction applies to all units. No units are protected from removal of these items by any grandfather provisions.

The ARC encourages all owners and occupants to familiarize themselves with all the Guidelines. These guidelines are available on our website, thegrandatoldecarrollwood.com, or at the management office.

Bill Loewenthal

Environment Protection Commission

Notice of Proposed Agency Action

The EPC gives notice of its intent to approve vegetation removal in wetlands in reference to The Grand at Olde Carrollwood, 10311 Club Circle, Tampa, Florida 33618, in particular the lakes located at the property. The EPC has granted a permit to remove a percentage of the Spatterdock and Primrose Willow from the lakes. Complete copies of the vegetation removal request file are available for public inspection by appointment at the EPC Wetland Division office, 3629 Queen Palm Drive, Tampa Florida 33619-1309. Any person whose interests protected by Chapter 84-446, Laws of Florida, are adversely affected by this action has the right to appeal this vegetation removal approval. Written Notice of Appeal must be received by the Chairperson of the EPC, at 601 East Kennedy Blvd., Tampa, Florida 33602, within **twenty (20) days** of receipt of this notice and must state specifically what part of the action or decision is appealed and must specifically set forth the reasons for your objection. A copy of the Notice of Appeal must also be sent to the EPC's Legal Department, Environmental Protection Commission of Hillsborough County, 3629 Queen Palm Drive, Tampa, Florida 33619, facsimile (813) 627-2602.

Communications Committee



TheGrandAtOldeCarrollwood.com

The Communications Committee is proud to announce the launching of our very own website! In early February of this year, the site was published on the web. It has already received great reviews from some of our neighbors! Please take some time out of your busy day to pay a visit. The site was

designed to be a “living site” - it will continue to expand and be updated frequently. As of this writing, we have many pages and lots of resources. We have categories of information regarding our Officers, Events, FAQ’s, Newsletters, What’s New and Rules.

We welcome feedback and look forward to publishing more information. Our wish is that this website will be “the source” for information here at the Grand. We will continue to publish our newsletters quarterly and the newsletters will also be published on the website for our convenience.

Ann Jordana

Calendar of Events

Board of Directors meet the third Wednesday of each month

Social Committee — 2nd Tuesday

Architectural Review — 2nd Wed.

Lease & Sales — 1st Wednesday

Communications — 3rd Tuesday

Note: Home owners are welcome to observe these scheduled meetings. The Sales & Lease and Grounds committees have openings on their committees. Owners wishing to volunteer to serve should contact our president. We need you!

Our property manager, Bobbie Vincent joined us on January 2, 2007.

Bobbie is onsite in our clubhouse for twenty hours a week.

**Tuesdays - 10 am to 6 pm
Wednesdays - 10 am to 2 pm
Thursdays - 10 am to 6 pm**

**April 5th— 7PM Bunco
April 18— 1PM Ladies Tea
May 3rd— 7PM Bunco
May 4th— 7PM Cinco de Mayo
June 2nd— 5PM Poolside Luau**



**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.



Message from the Board of Directors

As we venture into the second half of our first year as a Condominium Association, the Board of Directors is pleased to announce that we have been diligently endeavoring to get important information to each owner and resident in Our Community. As always "COMMUNICATION" is an essential element to the success of any relationship or venture. In an effort to continue success and further the enjoyment of all of at the Grand the Board has developed the following methods to assist everyone staying abreast of the "Happenings" at the Grand:

Newsletter...."The Grand Connection" is published quarterly to bring current information to our homes. Hopefully, the articles from our various committees will be of sufficient interest that some of you will become involved in the committee of your choice. Additionally, you will find a calendar of Social Events that all are invited to attend.

Website...."TheGrandAtOldeCarrollwood.com" was launched in early February, 2007. Our website has been designed to be a "living source" for all types of information pertaining to the Grand. As the website grows, it is intended to serve as an companion to our official documents. The website has been and will continue to be updated regularly. As of this date, a great deal of effort has been expended to place informational guidelines into an "easy-to-find" format. You ask "Why?" Although, our source documents (which all Owners received when purchasing their Unit) contain the same information it is very difficult to find and understand. The clarification of the information has been done through the Rules and Regulations that have been (and some are still in process) developed and approved by the Board is available on the website. Information about and answers to questions can be found about such topics as: Application of Residency, ARC Committee, Balcony Use, Bicycles, Bulletin Board, Common Elements, Dog Droppings, Dumpster Use, Exterior Windows & Doors, Feeding Strays, Fitness Center, Interior Modifications, Lanais, Library, Limited Common Elements, Patios, Plumbing Problems, Renovations - ARC Application, Sales/Lease Form, Sunroom, Termite Reporting, Termite Treatments, Unattended Pets, Valet Trash Service, Violation (Notification, Procedures, Warnings, and Fines), and Weekend Garbage

Again, Your Board is taking this opportunity to advise you that the Rules and Regulations summarized in this letter are available in complete detail on Our Website. Should you either be unable to visit or do not want to visit Our Website; you may contact the office [which is staffed on Tuesday and Thursday (10:00am to 6:00pm). and on Wednesday (10:00am to 2:00pm)] to arrange to have a printed copy of the Rules and Regulations mailed to you.

The Rules and Regulations are intended to assist the Board in maintaining the appearance and condition of the property in which all of us have a significant financial investment.

Should you lease your unit; Please remember that: Paragraph 23 Use Restrictions of the Declaration of Condominium states: **"Each owner of a Unit shall be responsible for insuring that the Owner's family, guests, invitees, tenants and Occupants comply with all provisions of the Condominium Instruments and the rules and regulations of the Association."**

The Board of Directors reserves the right to change or revoke existing rules and regulations and to make additional rules and regulations from time to time, as it deems necessary or desirable for the protection of both the buildings and occupants.

Reminders from our Property Manager

1. All owners who have not already done so, please mail me the name of the unit occupant, unit phone number and emergency contact information.
2. Please be reminded that large items should not be placed in the area near the dumpster.
3. The BOD has requested that all requests for maintenance or complaints be submitted in writing by the owner or occupant reporting the issue.

The Grand at Olde Carrollwood
 Attn: Bobbie Vincent
 10311 Club Circle
 Tampa, FL 33618