

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

Summer time is here and things are really starting to look great at the Grand.

We have many new prospective buyers coming in to look at the units we have for sale.

We have replaced sod and replanted most of the beds with new plants that were damaged from the cold. We are currently getting bids on mulch for the property that will add the finishing touch to the landscaping.

The bridge is finished

and looking fantastic. We still have to seal the wood to preserve and give it a natural look. What a difference that has made to our property!

Our compactor has been repaired by welding new supports that were needed and to keep the wall from cracking. New walk up steps have been replaced to the compactor. we are in the process of getting bids to repair the wall that is cracked.

We are in the process in repairing the metal stair-



case in some of the buildings that have rusted and we will continue to do so until all are repaired. The lake is looking better after several treatments for a bad case of algae.

Thanks to all committee members and board members for all their hard work.

Jack Piniella

Volume 5, Issue 3

Winter 2010

Board of Directors

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

Hurricane Season - Are you ready?

Tiz the season... shudder!

However, we need to be aware that preparation of our individual units and limited common areas (to include screened porches and patios) and common areas (to include entrances areas) is necessary for all residents and owners.

As you prepare your hurricane prep list of reminders such as batteries, water and food items, non-electric can opener etc. , be reminded to add the following to your hurricane prep list:

- Remove all items from screened-in porch and place within the unit
- Remove all items from patios and place within the unit
- Remove all items from entrance area and place within your unit

A very good website for the top ten hurricane tips is <http://www.chiff.com/a/hurricane-tips.htm>

FEMA also has available and excellent booklet in pdf format which you may want to download from

<http://www.fema.gov/areyouready/>

Offsite owners... Please address hurricane preparation with your tenants and be reminded that items on porches, patios and entrance ways must be removed when a unit is vacant per our condo declarations.

Property Manager

Sterling Management Services

Heather Price _ 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 with the furnished coupons to the Grand at Olde Carrollwood c/o Sterling Management, PO Box 28157, Miami, Florida 33102-8157

An Invitation

You are invited to visit one of our most beautiful observation points.

Have you ever gone up the stairway to our balcony in the back of our clubhouse? I promise you a terrific view-point advantage when you reach the balcony and overlook our property.

One of the best times of the day for viewing our pools, lake and birds is in the early evening about an hour before sunset and especially from the clubhouse balcony.

You are invited to experience a little bit of nirvana and enjoy a relaxed close to your day.

Beauty surrounds us here at the Grand and we are so fortunate to be able to enjoy our wildlife and gracious trees surrounding our lake. It is particularly beautiful to watch the ducks at play, the swooping long-legged birds diving for their dinners and to observe the residents taking an evening stroll around the complex.

You are invited to enjoy the view and the breezes from the balcony level, the smell of freshness and to stay for a relaxing experience.

I hope you are convinced to at least give it a try. You will not be disappointed!

Bike Storage - Final Notice

Bicycles that are being stored in the bicycle storage area that are not properly identified with a tag and not properly registered with the association will be considered abandoned and will be removed from our premises by July 31, 2010 and donated to a charity.

If you are currently storing your bicycle in our storage area, please contact the property manager to receive the identification tag. We need to identify the bikes that have not been abandoned and request your assistance immediately.








Thank you

Sales and lease Publishing

Any unit owner in good standing may have their unit published for free on our website. Please contact our property manager, Heather if you are interested. An application for publishing in on our website: TheGrandAtOldeCarrollwood.com

Heather's phone # is 813-962-2042 or email at thegrandatoldecarrollwood@verizon.net

Kudos or lump of coal?

-  Lump of coal to those who throw their cigarette butts off their balcony or on the common grounds
-  Gold star to those who keep noise to a minimum during quiet hours – 11pm to 8am.
-  Lump of coal to those who disregard our speed limit and put residents at risk.
-  Gold star to those who pick up litter
-  Lump of coal to those who hang their wet pool towels over their balcony/patio railing
-  Gold star to those who welcome newcomers
-  Lump of coal to those who walk their pets and don't pick up after them

Rule Amendments adopted April 2010

Please review the following rules/guidelines recently passed by the Board of Directors. Changes to existing rules are indicated by asterisks.

New residents or those planning any new decorations or projects should contact the property manager to ascertain if a "Request for Approval of unit alteration and change" application must be submitted to the ARC committee. The application form may also be found on TheGrandAtOldeCarrollwood.com website along with several other informative guidelines to assist residents. There is also a "New Resident's Starter Package" answering many questions and providing information that would be helpful to all residents.

WINDOW AND DOOR RULES

Subject: Window treatments

Window treatment is not required.

Window treatments allowed:

- Vertical or horizontal blinds allowed, color: white or off white
- Drapery allowed but the exterior side must be white or off white..

Window treatments not allowed:

- Shutters ******new amendment*
- Roll up shades ******new amendment*
- Roman shades ******new amendment*
- Bed sheets and/or bed spreads

Subject: Sliding glass doors

Sliding glass doors allowed:

- white vinyl
- fiberglass
- aluminum
- can have light tint

French doors may replace sliding glass doors.

Must be either glass with panes similar to the exterior windows or have a single pane of glass.

Can have light tint

No metal doors ******new amendment*

Subject: Construction Activity

No construction allowed on Sundays and Holidays in the Grand Complex ******new amendment*

Subject: Exterior patios

Patios must installed by a licensed and insured individual or company approved by the Association

******new amendment*

Residents are not allowed to engage in any type of construction work in the common areas of the Grand complex. ******new amendment*

Amendments approved and adopted April 21, 2010 by Board of Directors

Cleaning Up or Moving?

Before you dispose of useful items such as household goods, furniture, clothing, or books, consider an alternative that will help us keep our trash bills down, keep good stuff out of the landfill, and help others in need of a bargain.

Donate items with useful life left in them to thrift shops, Salvation Army, shelters, Purple Heart etc. Some places will even pick your stuff up for free. Some will give you a receipt for income tax reporting but ALL donations will give you a satisfaction of sharing with someone less fortunate.

Utility storerooms

It's time to take a good look at how you have used your outside utility closet. We all are guilty of "just shoving" stuff in those closets - out of sight, out of mind!
You have the unit hot water heater under, or next to, all of that stuff you have piled in this area.

Can you guarantee that nothing you have packed in there will overheat and flame up?

Take the time to reorganize and clear the danger areas.
If ever that area caught fire, the whole building would be in trouble. And if a resident causes the problem through

neglect, they are liable for damages to everyone else.

Of particular importance is the storage of paint cans or other solvents. It is also important that a periodic look-out for water dripping from the heater and if so, maintenance be performed.

Neighborhood Watch Tips for Residents of the Grand

PROTECT YOUR CAR

- Always lock your car
- Repair broken locks
- Items left in your car invite break-ins
- Always activate your car theft/alarm System
- Repair broken theft/alarm systems
- Call the sheriff's office if strangers are looking in vehicles
- Never, never try to stop someone yourself

Everyone needs to be the "eyes and ears" for one another.
Immediately report suspicious activity to the sheriff & then the property manager.

Never ever open your door to someone you do not know (especially at night).
If they claim or appear to need help call the Sheriff.
Tricks are used to convince you to open your door.

Solicitors are not allowed on Association Property.
Immediately report any solicitors to the Association Office or a Board Member.

Know your neighbors.
Be aware of unusual activity especially if neighbors are at work or away.

In the event of an emergency -- CALL 911 - Do not be afraid to do so.

Speak clearly to the 911 Operator and do not whisper. Clearly and distinctly provide your address and unit number.
Follow the instructions of the 911 Operator.

Do not go outside to see what is going on.
The Sheriff will contact you if you are needed.

Your car panic alarm will drive off most intruders. Car panic alarms can be activated from inside your unit.
Keep your keys by your bed when sleeping.

Editor's note: This information is being repeated in this issue. We had a recent episode of multiple car break-ins and discovered that many of those cars were either unlocked or had visible items on seats etc.. Please take heed.



From the Property Manager

As most of you have noticed, Sterling Management Services is now The Continental Group. Sterling Management has been a wholly owned subsidiary of The Continental Group for many years. Over the last two years we have been working on this transition which was effective January 2010. The Continental Group's local office is still located at 2870 Scherer Drive, Ste 100, St. Petersburg, Fl. 33716 and our main number is (727)299-9555.

COMMUNICATION.....

If you have not been included in mass emails from my office, contact me as soon as possible so I can get you started. All I need is your email address and phone numbers. It's that easy. You can contact me via email at: thegrandatoldecarrollwood@verizon.net or call the office at 813-962-2042. I will also have a sign up sheet in the library.

COVERED PARKING:

This is just a reminder to have your guests refrain from parking in any of the covered parking areas. Some residents are reporting guests using their covered spaces. Please note that the owners have the right to tow any vehicle who is parking in their carport.

POOL RULES

There have been some residents who have allowed animals in the pool and pool area, have smoked in the pool area, exceeded the amount of guests allowed and have monopolized the BBQ area. Please review your pool rules. If you need a copy, please contact me.

TRASH

Please remember to use only your designated trash receptacle. Some residents are reporting their neighbors are using other's which is not leaving any room for the resident.

Board of Directors meet the third Wednesday of each month

Social Committee — Quarterly

Architectural Review —Quarterly

Meeting Notices are posted on the bulletin board at the clubhouse 48 hours prior to the meeting.

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 Summer!



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.

Changes to FL condo statutes

Our governor recently signed into law many changes for condominium and homeowner association laws which went into effect July 1st. Below are some of the important changes to our condominium statutes:

Official Records – s. 718.111(12), F.S.

Limits individual director liability for failure to maintain or destruction of official records to cases where there is intent to harm the association or one or more of its members.

Indemnifies association for unit owner misuse of information obtained from official records.

Personnel records (disciplinary, payroll, health and insurance records) are exempt from unit owner access.

Exempts email addresses, telephone numbers, emergency contact information, and any unit owner contact information other than the addresses to send notices from unit owner access.

Exempts association’s electronic or computer security data, including passwords, software and operating systems from unit owner access.

Board Eligibility – Amending s. 718.112(2)(d), F.S.

Co-owners in condominiums with more than 10 units cannot serve together unless they own more than one unit or there are not enough volunteers to fill all slots.

The bill would require directors to supply association with new certification form or take a state-approved education class.

Collections and Foreclosures – Amending s. 718.116 and s. 719.109(3), F.S

Changes mortgagee liability cap from 6 months to 12 months after acquisition of title by foreclosure (or deed in lieu) but retains 1% cap.

The association may demand a tenant pay rent to the association to satisfy delinquency for that condominium unit with written notice to the unit owner. Landlord/owner must provide tenant with credit for any amounts paid to association. An association may evict tenant that fails to comply.

Enforcement Mechanism – Amending s. 718.303, F.S.

Creates suspension of use rights if owner is more than 90 days past due. An association cannot suspend use of limited common elements, utility service, parking spaces, elevators or impede access to/from unit.

Suspension requires board to vote on suspension/fine at duly noticed board meeting and advance notification to the unit owner.

The association may suspend voting rights after 90 days of non-payment.

Insurance – Creates 627.714, F.S; Amends s. 718.111(11), F.S.

All HO-6 policies issued or renewed after July 1, 2010, are to include at least \$2,000 in property loss assessment coverage with deductible of \$250 per property loss.

Changes references to “hazard” insurance and “casualty” insurance to “property” insurance.

The master insurance policy must be based on the “replacement cost” of the property to be insured, which must be determined at least once every 36 months.

The bill changes requirements for notice of board meeting to set deductible (still requires 14 days notice).

The bill removes language regarding insurance of “improvements” that benefit fewer than all the owners

The requirement for owners to provide proof of hazard and liability insurance to the association and the association’s right to “force place” insurance is eliminated. The requirement that Association must be an additional named insured and loss payee on all HO-6 casualty insurance policies issued to unit owners in the condominium is eliminated.

.....
It normally takes a few months before the new statutes appear on the Florida website but there are a few websites that offer the changes. If you are interested, you may want to Google “Florida SB1196 “ which is the number of the senate bill.

The information listed above was listed on the blog site of JoelMctague at wordpress.com and is his review only. It is not the language we will see when the statutes are published but is a knowledgeable laymen’s look at the new laws.