

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

Happy New Year!

As this is the time of year to reflect on the previous year, the Board of Directors thanks everyone who has worked so very hard to make the *Grand* a better place to live. We, as a Board, have very positive expectations for 2007. With your continued assistance, we will continue to zealously protect the quality of life in the *Grand*.

We will be implementing Rules and Regulations to keep us going in the right direction and to protect our property values.

The Developer is no longer on the premises and it is now our job, as a community, to work together as we move forward with nothing but positive results

in store for us. It is an exciting time and we have a lot of work ahead!

We have contracted with a new property management company, Community Management Concepts, Inc. (CMC) having considered many companies who could service us well. We find this company to be the most qualified and are happy to announce that we will now have an on-site manager, *Bobbie Vincent*. Bobbie will be very accessible to us and we have built an office for her in our clubhouse. She will be on-site for twenty hours a week. The remainder of the week she will be located at CMC in Clearwater and accessible there by phone or email. Please join our



Board of Directors in welcoming Bobbie to our community!

We have also contracted with a new maintenance company who will help us keep the common areas and grounds looking great.

All of our committees continue to work hard to improve our life style at the *Grand*.

As always, we are here to serve and we welcome suggestions and comments.

The next meeting of the Board of Directors will be Jan 10th at 6 pm.

Jack Piniella

Sales/Lease Committee

The Declaration of Condominium for The Grand at Olde Carrollwood, paragraph 24. SELLING, LEASING AND MORTGAGING OF UNITS, specifies in detail the requirements for all owners as it relates to these activities. Please review this paragraph carefully; espe-

cially if you are considering any of these activities. The Board of Directors must be notified in the time frames specified in the documents. If you have previously accomplished any of these actions, you must provide the Board with the information as soon as possible. The information should be sent

to the Board of Directors, The Grand at Olde Carrollwood, c/o CMC Community Management Concepts Attn: Bobbie Vincent 4175 East Bay Drive, Suite 205, Clearwater, FL 33764

John Cookerly

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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

Grounds/Landscape Committee

The projects (bridge, canal, & sea wall) listed in the last newsletter that the developer was going to complete have been accomplished as far as the developer is concerned. Additionally, the developer repaired the sprinkler system as well as replaced the plants along the fence by the shopping center. Many thanks to the persuasive efforts of our President, Jack Pinella, for all that was accomplished. On Tuesday, January 2, 2007, a new maintenance company will take over

the care of our complex. The first tack will be to review with them all of the items needing attention and establishing a schedule for completion. These include but are not limited to such items as: shutters, gutters, downspouts, outside lights, building numbers, outside leaking water faucets, etc. There will be a message box placed in the clubhouse for you to leave a written note as to items that you feel need attention. Please provide your name, unit # and telephone

number so that we may respond to you. Additionally, the landscaper will be required to address the problem of dead and dying plants that he is required to replace. Thank you for your assistance and cooperation in these matters.



Martin E. Butler, Jr.

Crime Watch Committee

As per the chairman of the Crime Watch Committee, *Jane Boatright*, an insufficient number of participants has signed up to date to qualify us as a *Neighborhood Watch* community. The committee will be diligently working this month to secure additional signatures. In order for us to join with Tampa law enforcement in the war against crime, we must secure

signatures of 50% or more of our residents. Once that occurs, we will satisfy the first step for becoming a community *Neighborhood Watch* area. A deputy will then conduct the first



set-up meeting and 50% of the residents are required to attend the meeting. The deputy will discuss the workings of the program at the set-up meeting. Please help us meet the requirements by signing up to be a part of this fine program. Help us become better educated about potential problems and thereby being better community neighbors.

Reminders

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

- We continue to see dog walkers who do not pick up their doggie's waste. Please be reminded that this is not only unsightly, it is unhealthy and will not be tolerated.
- Our newsletters are being mailed to all owners. Please share them with your renters if you rent your unit.
- Speeding throughout our community is a no no! Please limit your vehicle's speed to 15mph
- Hold on to your clubhouse keys! Should you need a replacement, the cost is \$25.00 the first time and \$50.00 the second time. Only one key is permitted per unit and in order to replace a lost key, proof of unit ownership must be provided. To make arrangements for a replacement key, contact Bobbie in the Clubhouse.
- Sales/lease forms and ARC forms may be picked up from Bobbie at the clubhouse with proper identification as a unit owner.
- Pest control for the *inside* of each unit has been cancelled effective December 31, 2006. Each owner is responsible for the pest control of their inside unit as per our declarations page 15 A. the BOD are contacting several companies that will spray the outside of each unit that will provide us with protection from most pests.
- The Board of Directors will be placing a drop box in the clubhouse for any concerns you may have.
- Please use assigned parking spaces and do not double park
- Cars that do not have current tags or are inoperable will be towed at owner's expense

Clubhouse/Social Committee

The Clubhouse/Social Committee

Paula Trotti, Chairman

Marti Piniella Jan Santos

Jane Boatright Judy Allen

Cindy Maslyn Lynn Balderes

Evon Diamond Mary McCall

Considering the committee was formed in September, we had a successful 4th quarter of 2006.

Halloween party: We had a good crowd and some "cool" costumes. Lots of delicious finger foods. A great time was had by all.

Thanksgiving Dessert Party: Some really fabulous "desserts" attended our party, they kindly brought their residents with them. It was a fun time for all who attended.

Holiday Party: So many residents attended, they filled up the clubroom. Everyone brought a lot of excellent food. It was a great time to break bread together and get acquainted with neighbors.

The clubhouse was beautifully decorated for the holidays. The committee worked very hard on all the holiday decorations. In the interest of saving money we purchased some of the makings of arrangements and the committee made all the arrangements. The committee members also donated a great many of the decorations. Our special thanks go to Jan and Wayne Santos who donated the downstairs Christmas tree, the lights and ornaments for the tree and the lighted garland on the front of the clubhouse. Our thanks to our newest committee member, Evon Diamond who did the stair railing decorations and donated the poinsettias. She did a beautiful job and we welcome her to our committee.

We appreciate all the volunteer's hard work and the many donations of all our committee members.

The social committee, grounds committee and board members put in the beautiful lights on the Lake Carroll entrance, which we all enjoyed over the holidays.

Our plans for the 1st quarter of 2007 include:

Winter Potluck dinner Saturday January 20 5pm. Please bring soups, stews, chili's or casseroles for the cooler weather.

Valentine Fondue Party Saturday February 10 Please bring cheeses, veggies, etc for fonduing. (call Paula Trotti if you have a fondue pot we could use)

St Patrick's Day Party Saturday March 17th Please bring Irish foods. Corned beef & Cabbage, Irish Stew, all kinds of potatoes, Irish soda bread, scones, salad, and of course your beer, (green or not).

Please mark these dates on your calendar and plan to attend. We have had some very "fun" parties and we know you will enjoy your clubhouse and your neighbors. We have some really terrific residents in our community who help and look out for each other and we invite all residents (owners and tenants) to come get acquainted.

In addition we are planning to open the clubroom upstairs different days, nights and times for residents to play cards, Bunco, games, watch tv or just hang out. Check the bulletin board in front of clubhouse, in the fitness center or in the side entrance to fitness center for days and times, as well as different events planned.

We could really use donations of cards, dominos and board games. We need items for the upstairs Clubroom and for the Sunroom downstairs. You can leave them in the Sunroom or call Paula Trotti.

GRAND LIBRARY

SUNROOM OPEN

The Sunroom is now open every day from 9AM until 10PM.

Soon, we hope to have cards and games there for all residents to enjoy.

Pending board approval, we hope to open the "lending library" this month as soon as we get a bookcase installed in the front waiting room/office/library of the clubhouse. Everyone can bring any books they have read and get any books they would like to read. No check out, no sign in. Just bring your books and get your books to read.

It will take time to build up the library but it is a great "perk" for anyone who enjoys reading. Magazines, DVD'S and CD's are also good to "bring and get"

Those who lived here when it was apartments know how much we enjoyed the library..

Grand at Olde Carrollwood is a fantastic place to live and our committee would like to make it even better. We need your help and advice.

Please call Paula, 265-3109 or send an email to paulajane@tampabay.rr.com or write a note and leave it in the office in the clubroom and tell us what activities you would like planned.

Paula Trotti

Elements

No. This article is not about atoms and chemical reactions discussed in a chemistry course. However, it is about elements such as **Common Elements and Limited Common Elements** referred to in Chapter 718 of the Florida Statutes concerning Condominiums.

Chapter 718 defines "Common Elements" as the portions of the condominium property not included in the units. It further defines "Limited Common Elements" as those common elements reserved for the use of a certain unit to the exclusion of all other units, as specified in the declaration.

So What! The pools, tennis courts, clubhouse and grounds that I presently enjoy must be common elements maintained from my monthly fees. I really do not know what you are talking about with the legalize language of limited common elements. I own my unit, lanai and storage room, so don't bother me with this nonsense.

Wait! Common elements are the portion of the property not included in the units. What are the limits of your unit? Paragraph 7 of the declarations defines the unit boundaries: The vertical boundaries shall be the vertical plane formed by the outer most surface of the studs in the walls separating the unit from the exterior block wall. Between units, the boundary of the units is at the centerline of the shared wall. The horizontal boundaries on top floor units are the unfinished ceiling and lowermost surface of the sub-flooring. On ground floor units the horizontal boundaries are the unfinished ceiling and the uppermost surface of the concrete slab. The boundaries also include entry doors

plus the exterior windows and sliding glass doors.

Hold on!! What about my screened porch and storage area outside of the sliding glass doors? This says that they are a common element. That's part correct. They are limited common elements where you have exclusive use but only an undivided interest

“Visual hodgepodge” ???

in the ownership with the balance of the other unit owners.

What do you mean by an undivided interest? In a condominium, you have exclusive ownership of your unit, as delineated above, plus an interest in the common elements, including the limited common elements, in their entirety without boundaries. Your interest is based upon the area of your unit as a percentage of the total unit areas.

How is the area of my unit determined? Paragraph 12 of the declarations states that the approximate area within each unit has been measured in square feet from the centerline of the wall separating the unit from adjacent units and from the centerline of the wall separating the unit from the exterior wall or walls of the building in which the unit is located and centerline of the wall separating the unit

from the hallway of the building in which the unit is located, and excludes any Limited Common Element screened balcony or patio. The square footage and percentage interest for each unit is found in Exhibit "B" of the Declarations.

It sounds as if modifications, maintenance and improvements to the common elements and limited common elements have a strong affect on the value of the units! The Board of Directors of the Association is very concerned with the appearance and upkeep of the Common Elements and Limited Common Elements. Many improvements have been made by the Board and Developer. The next step is to avoid each unit owner doing his or her own thing resulting in a *visual hodgepodge*. The Board is planning to adopt rules and guidelines for owners to follow in their use and unit modifications. Some of these may not be popular to some owners and tenants but the result will be a harmonious complex with appreciating value.

William Loewenthal, Secretary
The Board of Directors

Communications Committee

Thank you so very much for your kind thoughts and words regarding our first newsletter.

The communications committee has been busy in preparation for our sec-



ond newsletter and the launching of our new website. Hopefully the website will be up and running very shortly and it will be a pleasure to

work with colors and pictures on the site!

Sometimes constructive and very positive results come out of disaster, but often it takes *special people* to bring about those results. Well, I wouldn't say we have suffered any disasters in our little community but I have personally seen a bunch of very *special people* who have risen to the occasion during our transition/ takeover by our homeowners association. I marvel at the stamina and talents of our board of directors and other volunteers who unselfishly give of themselves towards our benefit. Although the reasons for stepping up

to the plate are varied as the people who elect to do so, board members are unanimous in their endorsement of the decision *to serve*. **Bravo to our Board of Directors!** They not only serve, but they serve us very well! They are the unsung heroes of our community and I, personally, will make sure that I thank them personally as we enter this new calendar year. I hope you will join me!

Ann Jordana

Email ajordana@tampabay.rr.com

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!

Welcome to our new property manager, Bobbie Vincent who joined us on January 2, 2007!

Bobbie will be 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

Winter Potluck Dinner Saturday
 January 20 5pm

Valentine Fondue Party Saturday
 February 10

St Patrick's Day Party Saturday
 March 17



*Happy
 New Year*



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

It has come to the attention of the Board of Directors that some unit owners received an incorrect maintenance fee payment booklet for 2007. The problem resulted during the transition from the old to the new management company. The effected unit owners will be receiving a letter of explanation from the management company together with a new payment book for 2007.

Owners who had fees prepaid by the developer are responsible for the difference between the 2007 and 2006 rate.

Below is listed the unit maintenance monthly fee payments due for 2007

Unit ID	2007 Fees
A1.....	178.74
A2.....	193.33
B1.....	190.37
B2.....	211.31
B3.....	237.33
B3.1.....	238.39
B4.....	247.27
B4.1.....	232.68
D1.....	287.88
C1.....	260.81

Reminders Cont'd

- Valet trash removal. Please be reminded that garbage must be in plastic bags. The valet service will not pick up loose trash or boxes
- No skateboarding, bicycles or motorized vehicles are permitted on any walkways.
- Bicycles and strollers must be kept within your unit.
- Pets shall not be left unattended on screened balconies
- No signs, advertising posters, political placards or billboards of any kind shall be erected, placed or permitted. This includes "for sale signage".
- Clothing, bedding, rugs, mops,

appliances, indoor furniture and other household items shall not be placed or stored outside the unit.

- No non-garbage items (Christmas trees, beds, furniture, oill, paint etc) shall be



placed in the dumpster area or any other common elements area. All items to be disposed must be placed within the dumpster. Should the

item be too large for the dumpster, please have same removed by a professional removal company at your own expense.. Violators will be fined.

- Should you notice residents or non-residents misusing our dumpster, please contact a member of the Board of Directors.

The Board of Directors are currently inventoring items that have been stored in the maintenance building such as discarded kitchen appliances etc. which might have spare parts usable to you. A communication will follow shortly as to the availability of these items.