

The Grand Connection



The Grand At Olde Carrollwood Condominium Association, Inc.

From the President

HAPPY NEW YEAR!

I hope this year is a happy and prosperous year for everyone!

The Board was able to keep the budget for 2009 maintenance fee the same as it was in 2008. We hope that in the coming year we will see a turnaround in the real estate market and economy. We anticipate our current budget will permit us to continue to meet our ongoing obligations. Additionally, we are striving to collect assessment income that is in arrears. The collection of these monies will help us to complete many projects that have been of concern such as necessary painting, mulching, landscaping and other improvements. I thank you for your patience

as we strive to accomplish these goals.

We held our yearly election last month and now, I am happy to report that we have a full board of five directors. As you know, it has been a while since there were five active directors due to unforeseen illnesses. Having a full board will allow us to operate more efficiently and distribute the operational responsibilities. Our board will continue to work very diligently towards maintaining our property values and continue with a stern collection policy.

Following an extensive review of available management companies and conversations with association utilizing their services,



we have contracted with Sterling Management Services. This company comes highly recommended and we look forward to having them aboard. Sterling has assigned Mark Johnson as our onsite property manager. I hope you will have an opportunity to meet Mark and welcome him to our community.

My heartfelt thanks to all of the committee members for their hard work and commitment to serve our association this past year and to those who continue to serve or have been newly appointed to serve in 2009, thank you!

Jack Piniella

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Winter 2009

Board of Directors

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

Property Manager

Sterling Management Services

Mark Johnson— Property Mgr.

Clubhouse - 813-962-2042

Email thegrandatoldecarrollwood@verizon.net

Maintenance fee payments may be made online, through electronic check processing, at a branch of the Florida Colonial Bank or mailed directly with coupon to
The Grand at Olde Carrollwood
Condo Assoc
PO Box 628207
Orlando, FL 32862

Association maintenance fees

Coupon payment books have recently been mailed to all unit owners. Please note that because our contract with our new management company didn't begin until January 1st, there was an understandable delay in the mailing of coupons. Therefore, late payment charges will not be applied for the month of January only.

If your prior payments were made by electronic fund transfers (directly from your checking account) you may use that process (Association Pay) for 2009. However, please read the instructions in the coupon booklet as the authorization form along with a cancelled check must be sent to the address noted. We will be using a new bank (Colonial) for this process as per our contract with Sterling Management, thus the need to re-register. As an additional benefit, you may also deposit your monthly check at any Colonial branch, use your bank's Bill pay or send your check in with a coupon.

Water Bills

Our unit water bills (ISTA) are being billed to unit owners for payment. Should an owner have a change of address, the change of address on record can only be changed through our property manager and **not** by contacting ISTA directly.

You can check your address to make sure it is correct by going to the ISTA website... www.ista-na.com. You may also pay your water bill online at the same address.

As part of our diligent effort to collect monies due for water bills, we will allocate time for our property manager to ascertain that all unit owners are current in their payments and any

other issues concerning the water bills. ISTA is a billing service. Our association currently pays for all water usage in our community and ISTA measures the unit usage through the sub-meters that are linked to our water heaters. Therefore, any water bill not paid by a unit owner is costing our association money. We, The Grand, are working to insure that unit owners are individually and solely responsible for any unpaid water bills. This may mean legal action. It may also mean that the credit of owners who continue to have an unpaid balance will be adversely effected. Those that are paying should not have to foot the expense for those that are not. Prior to any legal action being taken, owners



who are delinquent will be notified.

If you have not received a water bill, you have not paid any water bills, or you are delinquent, please call Mark to make arrangements to pay.

Compactor/Dumpster

Please help us keep our maintenance dues down...by not placing items in or around the dumpster which are causing extra expenses. Our regularly scheduled dumpster pick-up does not include large items i.e. furniture, large cardboard boxes, metal bars or wood, appliances, T V 's, mattresses etc.

Please help us control this situation.... Should you witness anyone illegally dumping, please notify our property manager, Mark with the license tag info. If you have any large items that you would like to donate to a good cause, you can call the Salvation Army 813-226-0055 or the Goodwill 813-888-8131 and they will pick them up for free and give you a receipt for a possible tax credit. Thanks for helping us keep our expenses down!

Pets

REMINDER... Pets are to be on a leash at all times. **NO PETS ARE ALLOWED** in the pool area. Please do not allow dogs unattended on lanais. Pet waste is to be picked up by the dog's owner and disposed of properly, it's the law!

Pools

For the safety of you and others, please do not bring glass bottles to the pool areas. No children under the age of 14 are permitted without adult supervision.

Please review the pool rules which are posted in the pool areas and on our website... TheGrandAtOldeCarrollwood.com

Clubhouse/Social Committee

The committee decorated the clubhouse with Fall decorations in October and added the Halloween decorations for the Halloween party held October 31. The residents attending the Halloween party brought the usual delicious food that was instantly devoured.

In November the committee removed the Halloween decorations with the Fall decorations remaining until December.

The committee decorated for the Holiday season with a lobby tree and a tree in the clubroom, along with decorations throughout the clubhouse.

The annual Grand Holiday Potluck was held on December 13, bringing more

yummy food. A CD, donated by a resident, of a burning fireplace played on the TV screen along and lots of candles, created a magical ambience. After the food was rapidly consumed those attending stayed and enjoyed talking to their friends and neighbors in the beautiful clubroom. Residents who were unable to attend missed a wonderful evening.

December 21, the committee hosted a Holiday Cookie Party. Residents brought their favorite cookies and it was an opportunity for those attending to meet and greet their neighbors. We had a couple of new residents attend and it was a delightful time to get acquainted.

The New Years Eve Party was fun. We had champagne and toasted the New Year, but as usual we didn't quite make it until midnight.

The Social Committee wishes to thank our maintenance personnel for placing the holiday lights on the bridge and the solar lights on the palm trees adjacent to the grill area. They did a great job and the lights were visible from a majority of units and anyone walking around the lake in the evenings.

Paula Trotti

Florida Condo law changes

NEW INSURANCE REQUIREMENTS

Those of you that follow such things will know that the Florida legislature this year approved a number of changes to the Condominium Act; many in response to the impact of recent hurricanes. Of particular importance to us as Association Members is the new requirement that all Members must obtain hazard and liability insurance which must include coverage of \$2,000 per occurrence for any **loss assessment** levied by the Association. **In addition the Association must be named on the policy as an additional payee.**

In the meantime we have been advised that in order to comply with the new laws the Association must draw them to the attention of its members and verify **annually** that coverage is in effect.

Please discuss these requirements with your insurance agent prior to renewal and submit to our Office a copy of any renewal certificate issued after January 1st 2009.

STAGGERED TERMS OF DIRECTORS

New language in the condo statutes regarding terms of office for directors is:

“The terms of all members of the board shall expire at the annual meeting and such board members may stand for reelection unless otherwise permitted by the bylaws. In the event that the bylaws permit staggered terms of no more than 2 years and upon approval of a majority of the total voting interests, the association board members may serve 2-year staggered terms. “

Our by-laws do have provisions for two-year staggered terms which was written into our original by-laws and has served us well for the past three years. Having a two year term allows for continuity in the position of a director. It has been suggested by parliamentarians that the effectiveness of a leadership position can be enhanced when the elected person has more than one year to learn the job and act effectively. The learning curve for a director position can take much more than six months since part of the learning curve is a very good understanding of our documents and the statutes.

We would like to continue the two-year terms and are able to do so if we receive a majority vote of the members. Please vote affirmatively when you receive your ballot in the near future to ratify our by-laws on this issue.

Open letter to Unit Owners

All of us are concerned about the appearance of our community to all of those who live here as well as all those who visit. Unfortunately, the exterior of the buildings is of special concern because the paint is degrading far more rapidly than expected.

The initial bids that were received for the painting of our buildings shocked the board of directors because the bids were more than double the \$150,000.00 that had been used in the calculation of the provision for the reserve line item of painting. The \$150,000.00 was the amount used by the Developer in the Prospectus.

In order to improve both the property value and the resale value, the exterior painting needs to be accomplished in as timely manner as possible. Currently there is \$60,000 (as of 12/31/08) in the painting reserve category. So that we can get closer to the amount needed for a painting project, the board of directors had sent out a ballot to the unit owners this past De-

cember. The BOD had hoped that

PLEASE
Support the transfer of
the unallocated re-
serve interest

their request to use the accumulated reserve interest (for 2008) be transferred to the Painting reserve category. Reserve interest earned as of 12/31/08 amounts to \$74,000. Normally, the accumulated interest is distributed proportionately to each individual reserve account. However, with unit owner approval, the interest could be applied to a reserve category needing same.

Unfortunately, we did not receive the necessary ballot returns for this matter to be put to bed. More than 123 unit owners voting in favor of the transfer of the unallocated reserve interest to the Painting Reserve category are

necessary. We received far less than the 50% affirmative votes needed and perhaps that is because the urgency has not been explained.

There will be another balloting effort made in the near future. Hopefully, this article will help you make an informed decision on this matter.

The Board of Directors considers this matter to be very important and will gladly further explain or answer your questions. The Board will continue to research this concern and seek additional bids. It is essential that the value of our property be both maintained and increased if possible.

Please support the transfer of the unallocated interest when you are again asked to vote on this issue.

Martin E. Butler
For the Board of Directors

Fines

The association will be exercising its right to fine unit owners if the rules listed in your condo docs or posted on our website are not followed. If you lease your unit, you are still responsible to pay the fine(s) should your lessee break the rules. Please review your condo documents that you received when you purchased your unit and visit our website where all the rules and documents can be found. www.TheGrandAtOldeCarrollwood.com

Bicycles

Reminder... We have a bicycle rack and locked storage area for bicycles. It is located adjacent to the dumpster area. Should you wish to store your bicycle in this area, please contact Mark in our office so that you may receive the lock combination and register your bike for storage. Bicycles are not permitted to be stored or parked on our breezeways or lanais. Please remember that our walkways are intended for pedestrian use only... bicycles, skateboards, roller blade usage etc. is not permitted on any walkway.



Wildlife



Our wildlife are precious to us. Please do not make them dependent on you by feeding them. It has been well documented that animals in the wild, including fish, cannot survive on their own if they have been human fed.

Please help us to help these little critters!

Communications Committee

The Communications Committee continues to publish quarterly newsletters and update the website.

There were 33 updates to the website during 2008 and upon a review of the statistics for the year, the population utilizing the website continues to grow. It is interesting to note that

the majority of the visitors are using the site for the purpose for which it has been developed i.e. as a resource for information regarding our documents, officers contact info and a downloading of our newsletters. Perhaps some of these visitors are prospective buyers who wish to learn more about our community.

65% of our viewers enter our site directly (bookmarks or using our direct address) and 28% enter through a search engine (Google, Windows Live, MSN and Yahoo). We are pleased to know that we are included in various search engines and have not had to pay for this privilege.

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 any scheduled meetings.

Owners wishing to volunteer to serve on a committee should contact our president. We need you!

Our property manager, Mark Johnson joined us on January 1, 2009.

Mark is onsite in our clubhouse for twenty hours a week. Monday through Friday

9 am to 1 pm

The Social Committee will be developing planned events and announcing them in the near future.



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.

Household Tips

Garbage Disposals



To keep your garbage disposal running well, don't overfill it, run plenty of cold water while it is on and never put large bones, fruit pits, chicken skins, grease or any stringy items like celery down the drain. If your garbage disposal jams, a wrench should be provided with the unit. There is a female receptor for the wrench on the bottom of the disposal. You will need to put the wrench in the receptor and turn it counter clockwise until the wrench turns freely. Then press the reset button located at the bottom of the disposal.

Dish Washers

To cut your dishwasher's use of energy by 15-50%, use the air-dry setting, instead of heat-drying. If there's no air-dry setting, turn the dishwasher off after its final rinse and open the door. The dishes will dry slowly, but without using any extra electricity.

Every two months, run the unit with a quart of white vinegar added to the tank (no dishes or detergent for this!). This removes any deposits left behind in the tub, and actually helps keep the drain clear! Do this mainly on units with plastic tubs, since they are porous, and will absorb not only grease, but residue from the detergent. Avoid using the "rinse hold" setting, which requires 3 to 7 more gallons of hot water for each use.



Property Manager's Corner

Greetings to the Residents of the Grand at Olde Carrollwood!

Please allow me to introduce myself. My name is Mark Johnson and I serve in the capacity of your Property Manager. I am employed thorough your association as a part of Sterling Management Services.

I am very excited to have the opportunity to serve this beautiful community and wish to thank those who have welcomed me so graciously as well as those of you that I have yet to meet.

A brief history of myself: I have been a Licensed Community Association Manager in the state of Florida since 2001. I was employed by Ryland Homes, the nations 6th largest homebuilder for nine years in the capacity of Director of Community Associations as well as Community Development Districts.

Once again, I fell very fortunate to be associated with your fine community and look forward to meeting you soon!

Thank you,

Mark Johnson
Property manager
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