

# Cloverleaf North Newsletter



## PRESIDENT'S REPORT

I would like to thank the members of our Board of Directors and our Manager for all the team effort they provided this year and past years. We have worked hard to make improvements in our building over the years. Five years ago I told everyone that its time to put our condo into the 21<sup>st</sup> century. With all the improvements and upgrades we have made in the last five years we have arrived.

Now we have a twenty-five year old building that requires more maintenance then it did five years ago. I want you to know that we are up to the task. It is our goal to make sure our building is in the best condition that it can be in. I have attached a list of all the improvements that we made just this year to show our commitment .

~ *Steve Skinner*

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I would like to thank Steve Skinner, Jack Hassen, Bill Reed, Mike Geiger for their articles. A big thanks to Gwen Walkley for taking over the Daytona Beach Shores News, and Michele Yanchus for proofreading the newsletter. Without all of you, there would be no newsletter.

~ *Joan Cloke*

## MANAGER'S REPORT

**Indoor Pool Lighting:** We currently light the indoor pool and exercise rooms for 15 hours a day using 36 light fixtures that consume 90 watts each. We can cut the electric amount 50 watts each by switching to LED fixtures that can be installed by our staff. Doing the math, we would save \$710 per year in electric costs. After the 2.5-year payback, the \$1,850 investment in these new LED fixtures will save over \$8,520 for 15 years in just electrical costs, not to mention the cost to replace the two \$10 bulbs each fixture requires.

**B-Building Electrical Meter Bank:** Back in April of this year we had a major electrical failure that effected the 05 thru the 08 units on all floors of B building. A temporary repair was made to reestablish stable electrical power to these units. It was determined that the entire meter bank would require replacement. Bids for the work were solicited from Master's Electric and Giles Electric. Master's Electric completed the 15-hour project on August 6<sup>th</sup>. At my suggestion, we filed a claim against our Equipment Breakdown Insurance and were reimbursed \$25,611.00 of the \$30,611 cost. This money was deposited into the building reserve bank account to replenish the funds that were originally spent.

**Balcony Inspections:** During the Once a Year pest control treatment, I visually inspected all balconies for maintenance related issues that the Association is responsible for. I found two small areas on 2 separate balconies needing concrete repair. These minor repairs are scheduled when similar repairs to the garage are being made early next year. Other than that, I made notes for other miscellaneous issues such as caulking, loose coatings, missing electrical outlet covers, etc.

**Painting Projects:** Our maintenance staff is in process of painting walkway railings & recently completed painting the parking space numbers. They have completed the A & B building and are halfway finished with C building. Prior to painting they are cleaning the railing with TSP (tri sodium phosphate). In preparation for painting the entire property beginning next March we have hired KWA Engineers to develop the specifications. Their bid package is being distributed to 4 or 5 local painting contractors. The scope of this project includes the decks, walls, ceilings and railings of each balcony and previously painted exterior walls, ceilings & windowsills.

**Hurricane Dorian:** I want to thank everyone who offered help in getting prepared for the storm. Early projections had Dorian coming ashore here in Volusia county during the Labor Day weekend. I had to decide if it was necessary to have a deadline for everyone get their furnishings off the balcony because the staff was going home, or wait until I knew for sure that it was going to be necessary. I chose to wait to minimize the inconvenience to all the residents staying home and having to live with a living room full of balcony furniture for days. Furnishings left on balconies can do extensive damage to the unit and other aspects of the property. For this reason, having everything off the balconies is management's biggest concern and biggest challenge. After experiencing the situation firsthand, and discussing the problem with those around me, we came up with an idea for future hurricane warnings. The idea is to distribute red flags to signal when residents are home and able to bring the furniture in, yellow flags to display when assistance is necessary and when no flag is displayed, we would assume no one is home and take appropriate action. Fortunately, as it turned out, we hardly experienced tropical storm winds and virtually no damage to the property from Dorian.

**Fire Sprinklers:** We have scheduled with Master Craft Fire Sprinkler Company to conduct required fire sprinkler testing beginning in February 2020. They will do random sampling of unit & common area fire sprinklers to be sent to UL Laboratories for testing. This test will certify the "quick response" sprinkler heads for another 10 years.

~ Jack Hassen, Manager

## What Happened in 2019 ?

*Since the beginning of the year, much has happened. We wanted to point out the positive steps taken to improve the quality of our lives and the quality of our building:*

- Sealed and Epoxy coated the floor area alongside the A/B and C/D elevators on the first floor.
- Installed backup dehumidifiers in the Dry-o-Thon room for the indoor pool.
- We extended the hours for the car wash on Sunday and Thursday.
- Installed new glass see-through door on spa for security reasons.
- Installed new larger speed limit signs in the parking garage to help slow vehicles down.
- Repaired , skim coated, and painted cracks on the outside walls of B, C, and D buildings.
- Installed new Heavy Duty Aluminum Gate Doors to replace the existing solid roof access doors, that get damaged and often need replaced during wind storms and hurricanes.
- Installed new Epoxy floor coating on A, 1<sup>st</sup> floor walkway between Post Office and indoor pool.
- Created a small scooter parking area on the first A building.
- Re- striped the entire garage floor parking spots, and repainted owners parking spot number.
- Replaced the aluminum dryer stack tops on A,B,C, and D building roofs.
- Removed the overhead bike racks in the A,B bike room and installed bike racks on the floor to make it more convenient. Installed the same floor mounted bike racks in C and D bike room.

# TREASURER'S REPORT

The electrical problem on the south side of building B was completed (\$30,000.00) and our insurance paid for all of it except the deductible (\$5,000.00).

In July our manager was given a fifty dollar a month increase for car expenses.

Our flood insurance went up about five thousand dollars. The estimate for our regular insurance came in and it looks like it will be going up quite a bit too in January.

The maintenance scheduled for next year (painting of the outside of all the buildings, and phase I of the garage repairs) will be covered by our reserves.

The finance committee will be meeting on October 12 at 2 PM to discuss the budget for 2020, including the HOA fee, and salary increases, if any for employees for 2020.

~ *Bill Reid, Treasurer*

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## Census

What is the 2020 Census?

The count is mandated by the Constitution and conducted by the U.S. Census Bureau. The census is conducted every 10 years. Each household will receive a census postcard on or about March 20, 2020. This year you will be able to respond online, by phone or by mail.

The 2020 Census counts every person living in the 50 states, District of Columbia, and the five U.S. territories (Puerto Rico, American Samoa, Guam, U.S. Virgin Islands and the Commonwealth of the Northern Mariana Islands).

The census provides data which lawmakers, businesses and many others use to provide daily services, products and support to our community. Each year billions of dollars in federal funding goes to schools, hospitals, fire departments, roads, etc. based on the current census data. The results also determine the number of seats each state will have in the U.S. House of Representatives and they are used to draw congressional and state legislative districts.

A complete and accurate count is critical for our community, so please be sure to complete your census and return prior to the deadline.

~ Gwen Walkley

# Daytona Beach Shores News



## Changes Coming to the Shores

### **Halifax Urgent Care Center**

The City of Daytona Beach Shores has signed a lease with Halifax Health Services to open an urgent care center. The center is expected to open April 2020 at the former community center located at 3048 S. Atlantic Ave, DBS. It will be a full-service urgent care center facility with an on-site physician and will include services such as mammograms & bone density.

### **New Restaurant**

The owners of Aunt Catfish's on the river will be opening a themed restaurant at 109 Dunlawton Blvd. The restaurant will be located in the 2 story building between CVS Pharmacy and the veterinary office building. It will have approximately 57 seats, half of which will be on an outside covered patio area.

### **20 -25 Townhomes - 2900 S. Atlantic Ave. (currently the field in front of Cloverleaf North)**

On July 11, 2019 the City sent out Request for Proposal (RFP) to build 20 -24 townhouses on the lot in front of Cloverleaf North. The City received only one response to their RFP. The lone response was from Lifestyle Homes & Land Inc.

At the September 24, 2019 City Council meeting, the council members unanimously approved Florida Lifestyle Homes & Land Inc.'s purchase of the property located at 2900 S. Atlantic Ave. for \$801,000. Their plan is to build 20-25 upscale 2 story townhouses.

Residents are encouraged to check the City's website at [www.dbshores.org](http://www.dbshores.org) for meetings (both Council and Planning & Zoning) pertaining to this issue.

### **DBS Veteran's Memorial Park Dedication**

Daytona Beach Shores will host a special tribute to the Veteran's on November 9, 2019 from 11:00 to 1:00 at the new Veteran's Memorial Park behind the new community center located at 3000 Bellemead Dr. Light refreshments will be served. All Shores residents are invited to attend. For more information call (386) 281-3000.

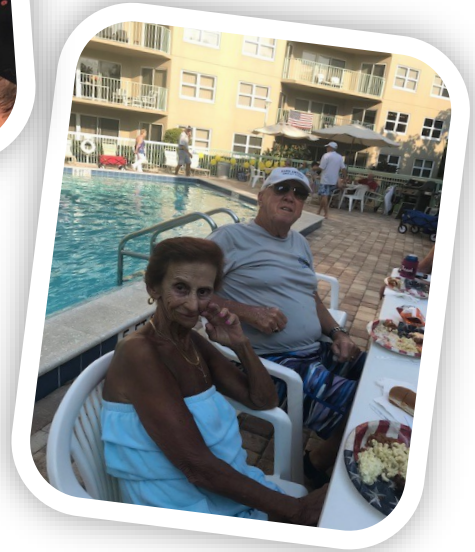


## Social Committee

Our **Memorial Day BBQ** was well attended. There was good food, fun games and great fellowship. I would like to thank the Social Committee for their hard work. All the salads, marinated chicken and desserts were homemade by the committee. Also a special thank you to Richard Burkhardt and Mike Geiger for standing at the BBQ all day cooking the food.

### **\*Upcoming event\***

Our **Christmas Open House** will be on December 8th from 4pm-6pm. All Residents are welcome!







# Tech Committee

Overall, our building is still trending to better AT&T service, thanks to hardwiring and installation of the 4920 AirTies.

Turn your TV channel to 8001 to view our internal community channel. It continues to operate smoothly thanks to Annett Moore. Thanks, Annette, for your hard work.

Our new homeowners can access our website at:

<https://www.oceanscloverleafnorth.com/> and complete the access request on the Residents' Corner page. If you need further assistance, contact Michele Yanchus at [myanchus@gmail.com](mailto:myanchus@gmail.com) or call 386-523-4346. Thanks, Michele, for your hard work.

For troubleshooting and repair questions, call 800-288-2020 and specifically request the **"Connected Communities"** department.

For the free increase in internet speed, call 866-299-6824. If you have questions about this increase, write to [clnorthtech@gmail.com](mailto:clnorthtech@gmail.com).

~ Mike Geiger

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## A FRIENDLY REMINDER



**When going to and from the pool or the beach you must wear a cover-up (shirt or robe) and footwear while in the building or garage. Please remind your company of this rule. Don't be a Patrick, cover –up!**