

SPRING NEWSLETTER

Check out what we've been up to!



PRESIDENT'S REPORT

Our new Manager, Jack Hassen, and I met with KWA Engineering to review the scope of work required to replace the top floor balcony roofs. The new roofs will be aluminum with a paint finish that will not need to be repainted for 25 years. We sent bids out to 4 contractors and then met with these contractors to resolve any questions they had. We have asked the contractors to submit their bids by April 17th for our review. We hope to start the project in early May with a projected completion by July 1st. There is also a penalty clause included in the bid. If the contractor has not completed the contracted work by July 1, 2017; there will be a \$250 per day penalty until work is completed. Our reserve covers the cost of replacing the balcony roofs.

Dave Hesidence and I have been in detailed discussions with AT&T for the installation of fiber optics to replace our outdated condo wiring system. AT&T will incur significant cost to update our infrastructure and subsequently has requested that we renew our contract on April 1st for a five (5) year term. The AT&T terms will remain the same as in our present contract. Our internet speed will increase to 25 mbps from our current speed of 6 mbps at no additional cost to us. We will also see

improved clarity with our TV stations, especially with the newer 4K and 5K television sets.

AT&T will be required to go into each condo unit during the installation. They will pay the association \$25.00 per unit for any assistance that our workers provide during the upgrade. The social room, front lobby, office area, library and workout room will be upgraded to 1 gbps of internet speed! The work will begin in April and will take 6 to 9 months. This will upgrade our building to today's technology standards and enhance the value of all of our units.

Hope everyone enjoys our lovely spring weather.

Steve Skinner
Spring 2017

MANAGER'S REPORT

My name is Jack J. Hassen and I am your new General Manager. I was born and raised in the local area. I am married and we have 2 adult sons. My wife is a nurse at Halifax Hospital. Prior to coming to Cloverleaf North, I managed the Peninsula Condo for 14 years and the Oceans Ritz for 10 years. I am hopeful that my 24 years of condo management experience will be of benefit to your condo. I have already benefited from my experience with your Board and with various committee members. In my first 2 weeks on board, I have witnessed a level of owner participation exceeding my prior experience. I do hope to see this continue as long as I am your manager. I do appreciate this opportunity and I wish to thank your Board and your Search Committee for their confidence in me. I also would like to thank Richard Kjellstrom for the time he spent getting me acclimated to this new assignment.

Jack Hassen, Manager

TREASURER'S REPORT

We are going through a transition as our new Manager has just come on board. Having spent a great deal of time with Jack on his first day alone on the job, I am pleased to report that we no longer will require an outside consultant to complete our monthly financial reports. I have been in contact with an accounting firm that we may retain for a few days to bring Jack and I up to date on the use of our accounting system.

We increased our reserve contribution to \$11,000 per month from our prior year budget of \$9,630. Our monthly expense for our property, wind and liability insurance was reduced by \$4,500 per month by entering into an 18 month contract. We also expect some additional savings with our flood insurance as we increase our deductible. Last year our flood insurance cost was over \$40,000 and we have not had a claim in over 20 years.

We have reduced our monthly transfer of operating cash to our insurance account by \$4,000 each month, improving our operating cash flow.

We are hopeful to move our monthly financial closings to the 15th of each month from the 22nd to 25th.

Bob Roland, Treasurer

FINANCE COMMITTEE REPORT

Our committee had its first meeting of the year on Feb. 8th. I was once again elected to chair the committee and Debbie Hudson agreed to serve as our secretary. Condo financials and our Auditor's report for 2016 are available in the manager's office.

We are working to move our monthly closing dates up to around the 15th of each month. Our next meeting will be in late April.

Ed Kavanaugh, Chairman

TECHNICAL COMMITTEE REPORT

The Technical Committee continues to enhance our Cloverleaf North community's ability to be better informed about events and news.

We are pleased to have formed our 2017 committee:

- Bill Farrell – Chairman
- Brian Clark – Secretary
- Donna Jones – Member
- Steve Hudson – Member
- Michele Yanchus - Web Master
- Joan Cloke – BOD Representative

Special thanks to Dave Hesidence (BOD Representative) for his vision and support from the beginning. Dave has turned over the reins to Joan Cloke for this year.

The Committee is currently maintaining and upgrading our website (www.oceanscloverleafnorth.com), community channel, and Shout Outs (information through e-mails). If you are not getting regular Shout Outs, please provide your e-mail address to us at CLNorthTech@gmail.com so that we can keep you informed.

Did you know that about \$59 a month of our maintenance fees pays for our AT&T U-Verse ® and internet package? That is quite the deal when you consider the same service for an individual homeowner would be approximately \$167 monthly before taxes – after special sign-up incentives – for the very same package.

Also, this year we are receiving a 5% discount on our community channel (internal TV channel 8001).

Finally, we encourage everyone who has an interest in learning more about building and maintaining all the aspects that go into our website and communication channel to join us. You do not have to be a Tech Committee member, part-time support is ok! Going into 2017, we have begun introducing video recordings of board meetings (go to youtu.be/3MfzMVGmkUQ to see our beta test)! This new service provides an excellent opportunity for a volunteer to set up the camera, record the meetings and upload to an unpublished YouTube channel. We can show you how. You can volunteer or help us improve our capabilities by sending your ideas and suggestions to the Technical Committee via CLNorthTech@gmail.com.

Bill Farrell, Chairman

WELCOME COMMITTEE REPORT

After a slow start to the new year in the number of new neighbors to be greeted, the traffic has significantly increased in the last few months. To show our Cloverleaf North hospitality, we will be inviting all newcomers to a luncheon in the fall when our snowbirds are returning. In the meantime we have given a list of committee names and their contact to each new arrival. We want them to call and ask questions or to express their concerns. We hope our new neighbors are enjoying amenities that are offered. Both the indoor and outdoor pools are heated for our comfort. Sometime in the coming months we will be replacing some of our older exercise equipment. Again we welcome all our new residents, please call us if you have any questions or comments.

Sherryl Danks, Chairperson

REVIEW COMMITTEE

All owners, lessees and their guests are urged to abide by the rules and regulations.

The procedures for enforcing these rules and regulations are as follows:

"The person or persons witnessing the violation should inform the Manager either in person, in writing, by e-mail or by phone of the violation (date, time, violation, person or persons involved, etc.).

The Manager would send a violation form to the violator. Should the violation continue after this form is sent, then:

Informal mediation would be held between the violator, the complainant (if they wish to attend), a member of the Review Committee, and a member of the Board of Directors in a closed meeting. The hopes for this meeting would be an elimination of the violation of the rule. Should this meeting be unsuccessful, then:

The entire package of the violation(s) would be forwarded to the Board of Directors for referral to the Review Committee. This would trigger Article IX of the Condominium Documents for the Oceans Cloverleaf North."

Respectively Submitted by,
The Review Committee

LIBRARY USE...CRASH COURSE *by Linda McNeill*

Those of you who are our condo library users may have noticed there are 4 extra shelves in the library. We purchased one from Goodwill, Deanna Minaberry donated two and Frank Hughes donated one.

Thank you for your donations. We are out of space and have no more room for additional shelves.

We have little space left for additional books. We need the existing space for returns. Donated books must be kept to a minimum. Please keep the following in mind:

1. Books with yellow pages should not be donated.
2. No out dated non-fictional books should be donated.

3. Please donate current books by popular authors.

I have on a number of occasions weeded books, that is a librarian term for removing books from the library. I have re-cycled some by giving them to an employee for his library, on occasion I have trashed some, as a former librarian that is difficult for me. When cleaning out your bookshelves keep in mind the rules I have noted above.

Please do not shelve your donated or returned books. Our volunteers and myself will restock the books.

Fiction books are on the left as you enter the room and are filed by author's name.

Non-fiction books are on the right as you enter the room. Non-fiction books are not filed in any specific order.

If you have books that are outside the rules stated above, please give them to friends or discard them. If you have donated books and do not see them on the shelf they may be a duplicate. We do not have room for duplicates.

We appreciate your cooperation.

Once again, Linda

OCEANS CLOVERLEAF NORTH STAFF



Starting from the left above are our fabulous foursome: Ron Waddel, Mike Myantovich Supervisor, Fred Schaefer and Brent Phelps.

Now a little bit to know about our Fabulous Foursome

Mike is our supervisor of the maintenance staff. Mike has been with us for 12 years and April 3rd is his 33rd wedding anniversary. He is married and has 2 adult daughters, both living in Central Florida. His interest include NASCAR, motorcycles and boating. He is the cog that keeps things running smoothly for us.

Ron will be with us for 16 years in a few months. He is single and has one adult daughter. His interest include NASCAR, reading and food. Ron is well known by all our residents.

Fred joined us this past December and we have heard a lot of compliments on his work ethics. He is single and has one adult daughter living in Pennsylvania. His after work love is fishing.

Brent is a newcomer, just started here in February. He does know the building having lived here as a young man with his parents Tom and Bobbie Moss. He and his wife have 2 adult young men, one living in New Hampshire and the other in Miami. His interests are NASCAR and motorcycles. Although a short timer here, he has also received many compliments on his work ethic.

DAYTONA BEACH SHORE NEWS

Save the Dates

April 23rd: Free concert - West Minister by the Seas Steven Robinson,
Classical Guitarist 3:30
April 27th: Taste of the Shores
May 20th: Armed Forces Day
May 26th: Free Concert - Debbie Owens and Tony T
June 16th: Free Concert - Vintage Now Band

The new Community Center is under construction and is scheduled for completion by February 2018. It will house a Council Chamber and a Community Room that can seat up to 200 people.

GOLF NEWS

You might have noticed our new parking lot close to Publix. It will be available for our golfers; direction signs are in place. We were very concerned about the loss of traffic during construction, but I am pleased to tell you that we did very well. Our concern over the available parking spaces during construction did not occur primarily because the tennis courts were closed. Our slow traffic season will be upon us shortly as our snowbirds begin their departure.

For you newcomers to Cloverleaf North, remember your men's group plays at 8:15 on Wednesday and Saturday mornings, so come on down. Your woman's group plays on Friday mornings and there is a mixed group on Thursday. Contact my staff for any questions.

As I always remind you, stay hydrated and drink plenty of water while you are on the course. As you all know, our Florida sun in the late spring and summer can be dangerous to our skin, so I remind you to please use sun screen. I look forward to seeing you on the course.

Scott