

**NEWS & NOTES  
OCEANS CLOVERLEAF NORTH  
THE PRESIDENT'S REPORT**



**NEWSLETTER**

**PRESIDENT'S REPORT**

**As we end the summer of 2016 we should all be lounging around the pool reading our neighbor Jack Ottoson's book 'Just Plain Sense' and grilling hamburgers on our new Weber grill. This is the life at Oceans Cloverleaf North. We welcome back the Snowbirds and we welcome our new owners and renters.**

**Life is better Here.**

**Our new welcoming committee hosted a luncheon on September 24 and had a fine reception for our new residents.**

**Do not forget it is getting close to our annual meeting on December 5, 2016. For those of you interested in running for the Board of Directors there are 4 positions available. Resumes must be submitted by October 21, 2016 in order to qualify.**

**Remember to go to channel 8001 our new community channel. You have two options, select either the front gate or the community channel. You will find updated info on what is happening in our condo.**

**Respectively submitted, Steve Skinner**

**Fall 2016**



## **MANAGERS REPORT**

**We have had a busy and hot summer.**

**As you know the Board voted to reduce the maintenance fee to \$395 effective August 1. Some of you are still sending checks for the old amount, please correct that. In that notice we included 2 pages requesting the owners to update their information and return it to me in the office. We have not heard from 46 owners. We also requested a signed statement allowing us to publish your name and email address in the condo roster. Please drop by the office and update your file.**

**Recently we installed a new sauna heater, please do not pour water on the coils.**

**We recently sealed and stripped the front driveway. All our trees were trimmed as summer was ending. We installed a new A/C unit in the lobby, completed the 3 year inspection of the fire sprinkler system and we installed a new fire alarm system. Please remember to turn off the lights in the mail room when you leave.**

**As part of our reserve funding we retained GAB Robins to review our funding requirements. They also recommended that we inspect the roofs. We retained KWA Engineers and they gave us a proposal to inspect the roofs and a scope of work to repair the top floor balcony ceilings and the metal roofs over those balconies. The report is not complete at this writing, but we believe we have some time before having to re-roof.**

**Later this fall we will power wash the garage floors and the condo walkways. We will be painting the walkways after the power washing, the painting will be done between midnight and 5 AM, you will be notified prior to the painting.**

## **GOLF NEWS**

**Don't forget our Cloverleaf North men play each Wednesday and Saturday at 8:15 am. It is only for Cloverleaf North residents, just show up around 8 am.**

**Women will play on Friday mornings beginning in November.**

**Beginning in early October the golf parking lot will be converted to a staging area for the new building. During the building process we will ask our Cloverleaf North golfers to tee off on the 10<sup>th</sup> hole, please wait until tournament groups are through.**

**Don't forget the mixed scramble on Thursday at 9:00 AM.**

## **TREASURER'S REPORT**

**For the first 8 months of 2016 we produced a positive gain of \$31,712. In simple terms, that is the profit after all Expenses are deducted from our Total Income.**

**In August 2016 we had a small deficit of \$1,176, in spite of some extraordinary expenses. Namely we had a mandatory 3 year fire alarm inspection for \$1,300 and 2 months of Workers Comp insurance premium at \$626. Without these two extraordinary items we would have ended August on positive footing.**

**The August results were excellent considering our income was down \$2,782 as a result of our reduced association fees. We also increased our contribution to the reserves thus increasing our expenses by \$3,500.**

**Our interest income to the reserve was just short of \$6,000 for the first 8 months.**

**Bob Roland, Treasurer**

## **FINANCE COMMITTEE REPORT**

**The Finance Committee will have a workshop meeting the week of October 10.**

**We will review the results of the first 8 months, including income, expenses and the budget for that period.**

**We will also start the budgetary process for 2017 to be concluded with a proposal to the Board of Directors.**

**At the conclusion of August reporting our reserves are at \$918,897. As noted in the Treasurer's report we are contributing an extra \$3,500 each month to the reserve for a monthly total contribution of \$13,130.**

**Financial Reports for the first 8 months of 2016 are available in the Manager's office.**

**Ed Kavanaugh, Chairman**



**SOCIAL COMMITTEE**  
**TERESA FRY, CHAIRPERSON**

Thirsty Thursday on September 22<sup>nd</sup> was quite a success a number of new people showed up and the food was great.

October 29 is the Halloween Party, dress up is optional. Costume prizes will be awarded. A 50/50 drawing will take place to offset some of the social committee expenses. Bring your own dish to share and, of course bring your favorite beverage.

In November a date will be announced for a pool cook out. Our pool committee will demonstrate the use of our new Weber Grill.

December 11<sup>th</sup> will be the Christmas Open House from 4 to 7 PM. Daytona State College chorus will be here to sing Christmas Carols and to entertain us.

**TECH COMMITTEE**  
**BILL FARRELL, CHAIRPERSON**

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

We are pleased to have presented our website {[www.oceanscloverleafnorth.com](http://www.oceanscloverleafnorth.com)} and community channel 8001 to our new neighbors at the Welcome Committee luncheon on September 24. We encourage anyone who has an interest in helping us, you do not have to be a member of the Tech committee. Part time support is OK. We are working on projects related to the website and community channel, introducing new technologies and more. Going into 2017, we hope to video record our Board meetings on the community channel. This would provide an opportunity for a volunteer to set up a camera, record the meetings and upload to YOU TUBE. You can volunteer to help us improve our capabilities by sending your ideas and suggestions to the Technical Committee at [CLNorthTech@gmail.com](mailto:CLNorthTech@gmail.com).

Finally, if you are still not totally confident with your U-verse cable TV or your U-verse internet service. WE ARE HERE TO HELP. Call Brian Clark at 913-710-6886 to schedule a training session.

**REMEMBER THE SERVICE IS FREE!!**

## **WHAT'S HAPPENED IN 2016**

**SINCE THE BEGINNING OF THE YEAR, MUCH HAS HAPPENED AND WE WANTED TO POINT OUT THE POSITIVE STEPS TAKEN TO IMPROVE THE QUALITY OF OUR LIVES AND THE QUALITY OF OUR BUILDING.**

- **installed U-verse cable TV system**
- **installed U-verse internet services**
- **upgraded our elevator decor**
- **installed a new sauna heater**
- **tore out and replaced indoor pool drainage system**
- **installed pool deck pavers**
- **purchased a new stainless steel grill**
- **resurfaced front entrance roadway**
- **installed a closed circuit community TV channel**
- **upgraded our condo web site**
- **decreased monthly association fees**
- **increased our contribution to the reserve**
- **installed a new A/C unit in the lobby, library and conference room**
- **purchased a new camera for the front entrance**
- **replaced pool tile to get up to county code**
- **painted indoor pool floor**
- **installed new pool edging beam on the outdoor pool**
- **repaired water damaged walls in A B & C D elevator lobby**
- **transitioned into a new federally approved accrual accounting system**
- **significant reduction in insurance premium**
- **reduction and refund in Workers Comp premium**
- **entered into an arrangement with an Asset Recovery Firm that will respond immediately, in the event of a catastrophe, to clean up and repair damages**
- **retained an engineering firm to examine and propose a fix to top floor balcony ceilings**
- **modified our generator to provide power to the social room in the event of a major power outage. This will enable our handicapped residents to have electricity during the outage**
- **secured a cash back credit card**
- **spread red mulch around all four buildings**



## **NIEGHBORHOOD WATCH**

**Jack and Kathy Ottoson have lived in Cloverleaf North since 2000. Both have degrees from the Univ. of Wisconsin. They married in 1972 and have 2 adult children. Nathan is an engineer with St. John's River Management he and his wife reside in Melbourne, Fl. Their daughter Terra is in the Admission Dept at Emory Riddle. Jack also so served as a Chaplin at Emory.**

**Jack is a retired Lutheran Minister who moved to this area in 1996 and pastor-ed at Hope Lutheran Church in Daytona. He and Kathy moved here from Wisconsin. Jack grew up on a farm in rural Illinois, while Kathy grew up in Wisconsin. They met in Wisconsin. Jack serves on our pool committee taking care of our grill, etc., while Kathy serves on our Welcome Committee.**

**Jack has authored a book "Just Plain Sense" it is available in our library. We will have a book signing in early November. Be on the lookout for the date and time. Jack also Captain's a fishing vessel. If you are a fishing enthusiasts call Captain Jack. He enjoys playing his guitar, traveling and fishing.**

**Kathy is currently a Travel Specialist with Oddesy Travel. She enjoys biking, travel, pickelball and swimming. For those of you who go down to the pool , you probably have seen Kathy taking her laps. There is hardly a ripple in the pool as she smoothly completes her laps.**

**We will all look forward to talking with Jack when we get together for the book signing in November.**

## **REVIEW COMMITTEE**

**Julie Mills asked us to do a few reminders:**

- . Dogs should be carried when inside the building (or in a stroller)**
- . No moving after 5 pm**
- . Lights on when driving in the garage @ 10 MPH**
- . Cover up when going to and from the pool**

# DBS CITY NEWS

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Budget for 2016/2017 approved on Sept. 27 with a roll back millage rate of \$5.159 which means lower City taxes for next year. One of few cities in our area to

**NOT HAVE AN INCREASE!**

Free concert Sept 30 Double Trouble, Oldies, Blues and Country.

Demolition of the Racquet Club will begin in early October.

C&E Board sponsored Oktoberfest on the 7<sup>th</sup> of October will have authentic Bavarian music by Jess-n-Joan, German food, and good fellowship. 6:00 to 9 pm at the Pavilion. It's a fun evening, so come and join in! Tickets \$20.

No council meeting on Oct. 11.

Free concert on Oct. 28th with the Silver Creek Band. 6:30 to 8:30 at the Pavilion.

City resident cook-out on Nov. 10th from 4-6 pm. at the Pavilion. Free.

Council members will be sworn on Nov. 15<sup>th</sup>

Free concert Nov. 18th with Dr. Denison's Jazz Band, 6:30 to 8:30 at the Pavilion.

Christmas Parade Dec. 3<sup>rd</sup> starting at 4 pm.

## NEW RESIDENTS

### PLEASE WELCOME OUR NEW RESIDENTS

<b>Jose and Patti Santiago</b>	<b>103B</b>	<b>Nathan and Suzan Camara</b>	<b>407A</b>
<b>Evelyn Vanderhee</b>	<b>107B</b>	<b>Kevin and Cynthia Tucker</b>	<b>503B</b>
<b>Timmi Wolswick</b>	<b>303A</b>	<b>Shari Schneider and Jon Burket</b>	<b>704C</b>
<b>Becky Poynter</b>	<b>707A</b>		

# BLUE LIVES MATTER!!!



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**Cloverleaf** North, let's show our appreciation and our support of our Public Safety Department! They are a compassionate, caring, and safety concerned group of men & women.

There is a large 'Thank You' card in Richard's office and a box for cash donations. Please sign the card, and write a brief note, if you wish. The donations will be used to purchase Subway coupons, sandwiches from Publix, or pizzas for the men & women who protect us, provide emergency services, & are always quick to respond. (If you have another suggestion on how to use the donations, please put a note in with the donations, and it will be considered.)

Thanks, Lynn Bishop