

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



## NEWSLETTER

This year we have accomplished several improvements, the first improvement was making repairs to the outdoor pool. By law we have to have visible depth numbers around the top of the pool, we were not in compliance. We replaced all tiles around the top of the pool. Our pool deck was cracked in several places, the owners voted to cover the deck with pavers. This work was done during a 3 week closure of the pool, the work was completed on schedule and on budget. We received many compliments from owners and guests about how nice the pool and the pavers look.

The next improvement was on A/B and C/D elevators. The inside of both elevators were refaced with new walls and ceiling. The ceiling was raised 4" and more lighting to make it easier for moving in or out. We are currently repairing the damaged walls in the A/B elevator lobby area on the ground floor. We had to paint over the murals in that area to seal the walls. The wall below the window had to be replaced due to the condensation damage running down the wall during the winter months.

Finally we have replaced the old equipment in the weight room, with the new Apollo 7000 multi-station gym. This new equipment is safer for the owners to use. I hope everyone enjoys this new equipment. Have a safe and happy summer.

Respectfully, Steve Skinner  
SUMMER 2016 EDITION

## OLD POOL DECK



## NEW POOL PAVERS



## MANAGERS REPORT

It is hard to believe that I have been here for 7 months and enjoying it a lot.

Recently we had a Building Mitigation Inspection done. The results were that we were provided with a Mitigation form that could substantially reduce your Condominium property insurance. One owner saved 40%. I encourage you to drop by my office and pick up that form and the Sprinkler Certificate and contact your insurance carrier for a possible reduction in your premium.

We have had a numerous incidents where unit owners have disposed of large pieces of furniture and appliances at the first floor garbage bins. The correct way to dispose of large items is to call "SAVE AMERICA" 386-547-0198 they maybe interested in picking up the items for charity, or place the large items out on Oceans West Boulevard before 7:00 AM on Tuesday morning or Monday night. Please do not leave them for our maintenance men to handle. Also, please bag all items before placing them in the garbage chutes.

I am pleased to announce that we have a new part time employee, Issac (David) Bowers, son of Darryl, he joined us this month and will be working for us this summer.

We have many projects under way and some completed. The rear stairwells are almost completed, then we will start on the exterior walkways of the building. We will also be painting the indoor pool deck in July. You may note that there are new carpets in our renovated elevators. We have two carpets for each elevator. We will remove them when the elevators are padded.

In addition to the new multi-station machine, we have also added a nice bench for your use.

As a reminder, deliveries, moving in or moving out and routine maintenance can be done only Monday to Friday 8:00 AM to 5:00 PM.

That is all for now, have a great summer.

## GOLF NEWS

**Good News: Rates remain the same effective the season beginning July 1, 2016.**

**Single Annual Fee \$110.00 Family Fee \$140.00 Guest Fee \$ 9.00**

**Cloverleaf North Men play at 8:30 AM Wednesday and Saturday.**

**Scotty's Mixed Scramble at 9:00 AM Thursday.**

**Drink plenty of water and use sunscreen when outdoors in our Florida summer.**

## **TREASURERS REPORT**

**We ended the first 5 months of 2016 with a net gain of \$32,237. The primary reason for the gains are:**

**Insurance cost are \$ xx,xxx below the same period last year,  
Income is up about \$5,000 over the projected income,  
Accounting cost are down and will continue to drop for the remainder of the year,  
U-verse cost are below projections, however some of those savings will evaporate due to AT&T's failure to bill us for certain items,  
Salaries are below projection partially attributed to a smaller staff.**

**Our projection for the full year is looking very positive.**

**Bob Roland, Treasurer**

## **FINANCE COMMITTEE REPORT**

**The Finance Committee has held 4 meetings through late June 2016.**

**Our next meeting will be in late July to review the first 6 months results. We will review actual and budgeted results. Financial reports, including the Balance Sheet, Profit and Loss Statements and a copy of the check register are available in the Managers office generally after the 20<sup>th</sup> of each month. We invite you to review the results when the statements are available.**

**Our reserves are progressing and at our late June meeting we approved a recommendation to the Board of Directors to increase our contribution to the reserve by \$3,500 a month for the last 5 months of 2016.**

**This recommendation can be attributed to our results for the first 5 months.**

**Our meetings have been well attended by our owners.**

**Ed Kavanaugh, Chairman**

## **TECH COMMITTEE REPORT**

**Members: Bill Farrell, Brian Clark, Donna Jones and Michele Yanchus**

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

**We have a fresh, owner operated website at [www.oceanscloverleafnorth.com](http://www.oceanscloverleafnorth.com). Inside are pages and information restricted for residents use only. For access, owners will create their own member password on the "Residents Corner" tab by clicking open the Log/Sign Up button. The email address you provide also allows the The Technical Committee to send periodic emails called "Shout Outs" to all residents of important news and updates. We have only begun to tap the potential of our new website to assist our community. Please help us improve its capabilities by sending your ideas and suggestions to the Technical Committee at [CLNorthTech@gmail.com](mailto:CLNorthTech@gmail.com).**

**Also we are busy coordinating an internal TV channel, 8001, which can either broadcast our community information channel or the outside gate camera.**

**Finally, are you still not totally confident with your U-verse system? We are here to help! We offer one on one training in your condo. Call Brian Clark at 913-710-6886 to schedule a training session; the service is FREE.**

## **SOCIAL COMMITTEE**

**The International dinner was canceled because of lack of attendance.**

**We are scheduling a pool party for the Labor Day weekend.**

**Ideas and suggestions are always welcomed.**

**Contact Teresa Fry at 317-696-8513 for your suggestions.**

**Hope everyone has a nice summer.**

## NEIGHBORHOOD WATCH

This is a story about Dave and Betty Peck they purchased their condo in 1995 as original owners they were here before the C & D wings were completed. Dave has previously served on our Board of Directors and headed up the Mens Golf Group for the last 18 years. Betty deserves a “pat on the back” for her 20 years of dedicated service to our library.

Dave was raised in Central New Jersey and served in the United States Navy from 1948 to 1951. While in the Navy he served on the USS MACON and also served as an instructor at the US Naval Academy in Annapolis, Md. While at the Academy he instructed midshipman on the Long Range Navigational System.

After his honorable discharge he attended Rensselaer Polytechnic Institute in Troy NY, then work and the need for money called him into the workforce. He began his career at Westinghouse in their television test center. Later he joined Dranetz Corporation as a production engineer. These were his most formidable business years. Dave says these years were his most enjoyable and successful in his business career.

Dave and Betty have been married for 65 years and have 4 successful daughters. Besides his interest in golf, Dave enjoys the crossword puzzles in the New York Times and solving mathematical problems.

### APOLLO 7000

Our new multi-station exercise equipment being observed by Doug Danks and Steve Skinner



## HAPPENINGS

### DAYTONA BEACH SHORES UPCOMING EVENTS

July	12	Council Meeting
	15	Pavilion Concert Endless Summer Beach Boys Review
	17	Movie-Drive-In Church Paddington Bear 8:30 PM Free
	19	“ ET
	21	“ Star Wars
	26	Council Meeting
	29	Pavilion Concert Hwy 40
August	3	Book Club 2PM Racquet Club “The Nightingale”
	9	Council Meeting
	23	Council Meeting
	26	Pavilion Concert Up Tuit Band
Sept.	9	End of Summer Bash Crabby Joe's, \$15 tickets are on sale
	13	Council Meeting
	27	Council Meeting
	30	Pavilion Concert Double Trouble
Oct.	9	Oktoberfest at the Pavilion, Tickets in early September

**ALL PAVILION CONCERTS ARE FREE, 6:30PM, BRING CHAIRS, DRINKS,  
& SNACKS**

### WELCOME NEW RESIDENTS

Donald & Loryce Van Hoeck	301B
James & Madiline Tweedie	307B
Linda Machesic	701B
Robert & Judy Reid	406A
Becky Poynter	707A
William & Teresita Currier	108C
Marilyn Dean	205C
Doris Bernal	105D
Lawrence Sandutch & Terri Saylor	806D
Richard & Deanna Burkhardt	807D

**One of our residents found a birds nest with eggs in their wreath**



**See our refurbished elevators**

