

Mission Hills Condominium Association, Inc.
1401 Mission Hills Blvd.
Clearwater, FL 33759
www.missionhillscondos.org

**NOVEMBER
2020**

Mission Hills Post

BOARD REPORT

By Kay Hunt, President

There has been a great deal of animosity lately toward your Board of Directors. I would like to remind you that we are all volunteers and don't deserve the lack of respect we have experienced. We volunteered to a job that most don't want and for good reason. It takes a lot of time and is a great responsibility. We are here and we are doing our best. No other Board has had to deal with a pandemic and all that results from that situation.

We urge you to consider our position in this before being hateful and disrespectful to any of us. None of us are doing this for personal gain. To the contrary, in fact. We are all working for the community's best interests and would greatly appreciate it if people would understand our side of this.

The Clubhouse will remain closed until the State of Florida rescinds its "state of emergency." The liability to the MHCA is too great to do otherwise. This is according to a recent webinar attended by a Board member regarding the legalities of COVID-19 and the opening of condo association clubhouses.

If you have had someone move in with you for any reason and they have not gone through a background check or interview, then you are in violation of our

Condominium Association documents, so please contact the office for the paperwork. This is an ongoing issue, and failure to do so can and will be brought to the Board's attention and further action will be taken.

I have been working on establishing a Compliance Committee, and soon I will be appointing the members of that committee. There will be more information on this in the coming months.

The Board of Directors has been holding monthly meetings via Zoom. The Zoom instructions are posted three days before the meeting on the bulletin board by the pool. This is also where you can find meeting minutes that have been approved by the Board of Directors. Once the meeting minutes are approved by the Board of Directors, they are also available on our Mission Hills website.

Please continue to follow the CDC guidelines for wearing a mask and washing your hands frequently. Unfortunately, it does not seem that COVID is going away any time soon.

Stay healthy, Mission Hills! We are all in this together and, with everyone's cooperation, we will get through this and stay a healthy, happy community. ★

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POOL HOURS/RESTRICTIONS

Hours are 7 AM to Dusk. **Please...no visitors or relatives until further notice.**
Only residents are permitted in the pool area. This is for the safety of our community. *Thank you!*

MISSION HILLS DIRECTORY

BOARD OF DIRECTORS:

President: Kay Hunt * kayhunt55@yahoo.com * 810-845-6597
Vice President: Eudora Partridge * fpartri4972012@aol.com * 603-494-3887
Treasurer: Regina Hickey * reginahickey287@yahoo.com * 412-600-0802
Secretary: Debbie Higgins * dchiggins0504@hotmail.com * 727-204-2286
Member-at-Large: Art House * alowellhouse@gmail.com * 949-245-8404

FOR YOUR INFORMATION:

Clearwater Police Main Number: 727-562-4242

Mission Hills Office: 727-797-6402 * missionhillsfl@gmail.com

Mission Hills Post: Debbie Higgins – 727-204-2286 * missionhillspost@gmail.com

Office Hours: Monday – Friday: 9:30 AM to 1:30 PM * **Fax:** 727-797-822

Ameri-Tech Community Management: For emergencies when the Mission Hills office is closed, please call 727-726-8000. **Follow the instructions provided in the recording.** Provide your name, address, and phone number, that you are located in Mission Hills, and state the nature of the emergency.

Property Manager: Jim Mateka * jmateka@ameritechmail.com

COMMITTEES AND ACTIVITIES: (See the Calendar for event times)

Bingo: Marie Purcell – 727-791-1181 * Natalie Arndt – 724-681-6057

Blood Pressure: Marie Purcell – 727-791-1181

Booster Club: Ruth Ann Schulder – 727-600-4481 * Natalie Fouse Arndt – nat4343@yahoo.com

Bridge: Jane Karr – 727-204-0903

Breakfast: Booster Club (see above)

Crafters: Dorothy Blewis – 505-220-1542

Dance: Eudora Partridge 603-494-3887 * fpartri4972012@aol.com

Documents: Helen Strupczewski – 609-706-7214 * vetnerz2@gmail.com

Dominos: Fridays at 7:00 PM

Finance: Debbie Higgins – 727-204-2286 * dchiggins0504@hotmail.com

Neighborhood Watch: Susan Salesses – 727-754-8421

Purple Passion Red Hats: Mary Ann Sheehy – 617-821-8192 * Helen Strupczewski – 609-706-7214

Travel Group: Barbara Ehrlich – 727-797-4826 * Jean Curtis – 727-792-1942

FROM THE POST COMMITTEE: Please submit articles and notices to the Post editor via e-mail as a Word or PowerPoint document attached to the following e-mail address: missionhillspost@gmail.com. We are looking for “reporters” out there who would be willing to feed us articles of interest for the Post, with the understanding that they would be used at the discretion of the Post team. Please send them to the e-mail listed above. ***Please submit articles no later than the 20th of each month, and this is a firm deadline, meaning there is no grace period.*** Editing of all articles is at the discretion of the Post Team.

SUBMIT EARLY...your cooperation is most appreciated!

Designer/Editor: Debbie Higgins * **Advertising/Production:** Susan Huntley

FINANCIAL REPORT

By Regina Hickey, Treasurer

As mentioned previously, we have kept the Budget for 2021 the same as 2020, so your condo fees will not increase. We also mentioned that there would be assessments for roofs and Phase IV piping. After consulting with Ameri-Tech, we will be able to obtain a loan for the \$500,000 for the roofs.

John, our Facility Manager informed us that after the pool was redone, we would need to bring the pool equipment up to code. It was also suggested that we replace the gas heater for the pool with a heat pump, which will save us money in the future. Also, the roofs on the Clubhouse need to be replaced immediately.

As a result, the Board decided that since we didn't have to assess for condo roofs, it would be prudent to include these extra costs in one assessment, so these much needed repairs can be completed. Therefore, the assessment will include Phase IV piping, necessary pool updates, finance charges and interest for roof loan, and clubhouse roofs. You should receive a letter shortly from Ameri-Tech with all the necessary information needed for this assessment.

Our finances again show we are under budget as of September 30, 2020 by \$48,450.

In the meantime, stay safe and healthy and enjoy living here in Mission Hills.

As always, if you have any questions, please feel free to contact me.



MHCA Emotional Support Animal (ESA) Policy

- ◆ The Mission Hills office must be informed at the time of application for residency of the need for an ESA. Medical need documentation, ESA registration form and photograph of the ESA must be provided at that time.
- ◆ The ESA's current license and inoculation/vaccine records from a veterinarian must also be given to the Mission Hills office, and these records must be kept current.
- ◆ The ESA must be leashed or in a carrier and under the owner's control at all times when outside and may not be staked and left in the common areas.
- ◆ The owner will immediately pick up and properly dispose of the ESA's waste.
- ◆ The ESA will be walked in areas that are away from the immediate vicinity of all residences.
- ◆ No ESA is allowed in the Clubhouse or pool area.
- ◆ Excessive noise made by the ESA will not be tolerated.
- ◆ The owner/ESA are governed by these rules, as well as the laws of Pinellas County, the City of Clearwater Animal Control Laws, and the Florida State Statute, section 760.27.

PARKING REGULATIONS

Submitted by Joanne Hess

This is the correct, current Parking Regulations. I regret the confusion caused by the outdated version that appeared in last month's post and take responsibility for it.

Section 1. Four Wheeled Passenger Motor Vehicles

All parking spaces and/or areas not identified by number and letter, thereby constituting Limited Common Elements as herein before provided, shall be used in common by the unit owners, their guests and invitees pursuant to reasonable rules and regulations to be adopted from time to time by the Association. Unit owners, their guests and invitees may not park in any parking space assigned to another unit owner. The written permission must be on file in the Association office. Unit owners are limited to no more than two (2) motor vehicles per unit to be parked on condominium property unless prior permission has been granted by a majority of the Board of Directors in writing. No vehicles of any kind may be parked on a street within the condominium property where a sign is posted prohibiting parking. No vehicles which are used for commercial purposes may be brought onto or parked, either temporarily or permanently, on the condominium property: provided, however, that trucks used by service contractors having business with a unit owner may be parked temporarily on the condominium property but only while the contractor is actively performing service for the unit owner or approved by the Association.

No person may bring onto or keep on the condominium property a vehicle of any kind that is then inoperative, or that does not then have a current registration and license plate. All vehicles must obey all posted parking signs including, but not limited to, alternate side of the street parking requirements, and parking in the direction of traffic flow. If any vehicle is parked in a location on the condominium property in violation of this Article, such vehicle shall be considered parked in an unauthorized location contemplated by Chapter 715, Florida Statutes, and the Association shall have the authority to cause the offending vehicle to be towed from the condominium property as provided by that chapter.

Section 2. Recreational Vehicles

No motorcycles, motor homes, campers, trailers or other recreational vehicles of any kind shall be parked on the condominium property at any time; provided however, that, if the owner or operator of such a vehicle shall first obtain approval in writing from the Association, the vehicle may be parked on the condominium property in a location designated by the Association for such parking for a period not exceeding forty-eight (48) hours. Boats, jet skis and other watercraft and trailers for such watercraft may not be brought onto or parked, either temporarily or permanently, on the condominium property.

TO ALL RESIDENTS ★ COIN SALE

Apparently, due to COVID-19, there is a coin shortage. Therefore, we are going to reuse the quarters from our laundry facilities.

On the first and third Wednesday of each month from **12:30-1:30 PM**, quarters will be made available for sale at the office. Each roll is \$10. Please wear a mask and practice social distancing. Enter through the office door and exit through the pool door.

Any questions, please call the office at 727-797-6402.

The Board of Directors



Mission Hills Diamond in the Rough

Submitted by John Prokopovich
Facilities Maintenance Director

Greetings!

Thank you to all for your continued support of our Maintenance team. Thank you for the Coca-Cola!

We have a new part-time team member. Her name is Sonia.

We will start to address the wood replacement work orders. We are now close to 50, however, we have done over 175 this year alone.

We have begun our fall trimming of the palm trees. The power washing of the community sidewalks is underway. We will also begin to address the vegetation on the mansards and walk ways covering the shingles that are causing mold behind them.

We are continuing to replace our roofs and carport roofs. By the end of this year, we will have completed 13 more carports and 10 more roofs. Keep in mind...our roofs are being installed with the proper care and maintenance, so they will be the last roofs we have to put on. We will be able to put a layer over the existing roof when needed, and that will take us to the end of our land lease.

Reminder...please do not throw sanitary wipes down the toilet, *even if it says on the bag that you can.*

Reminder...please make sure the office has a spare key for your unit.

*~ I am not afraid of tomorrow, because I have seen yesterday.
Today is the tomorrow you worried about yesterday. Get on with it! ~*



Our Maintenance Crew: Lynn, Doug, Ivan, Jose, Oscar, Raul, Jason, John, Chad

BOOSTER CLUB MISSION STATEMENT

Submitted by Ruth Schulder, Booster Club President

The purpose of the Booster Club (the Club) is to sponsor social and fundraising events to benefit the residents of Mission Hills. Friendship, cooperation, enjoyment and working together are the basis of the Club. It is our obligation to extend a friendly hand, and to be honest and sincere in our dealings with one another.

Greetings and Salutations to all of Mission Hills!

I hope is continuing to stay healthy during this very difficult and unprecedented time by maintaining social distancing, avoiding social gatherings of more than 10 people, and remember Pinellas County continues the ordinance requiring citizens to wear face coverings while in public. It is nice to see some of our neighbors returning to the Hills. Welcome Back.

I hope all that all who participated in our Drive By/Pick Up Breakfast enjoyed the meal. Thanks to Nancy Morris for cooking a delicious breakfast. Thank you Natalie Arnt for assisting our Chef and for joining me in making those deliveries. Also thanks to Lori Litteral for helping out. Much appreciated!!!

We are planning a **Booster Club Thanksgiving Meal by Pick Up, or Door Delivery**

DATE: Sunday, November 22 – 2:00-3:30 PM

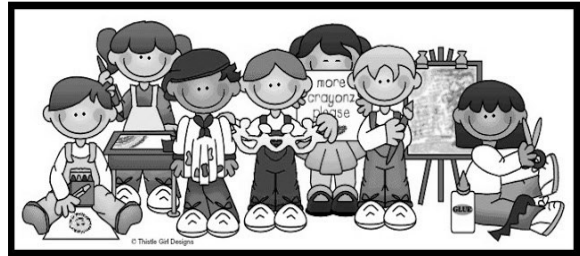
MENU: Turkey Dinner with all the trimmings. Dessert included. Restaurant preparing the food to be announced.

COST: \$10 .00

Contact: Natalie @ 724-681-6057, Nancy @ 727-240-1716 or Ruth @ 727-643-9918 for tickets/reservations. *Ticket sale ends on Wednesday, November 11th.*

Please submit ideas for possible future activities that support social distancing by emailing me at sruth1947@aol.com or Natalie Arndt at nat4343@yahoo.com.

See you in The Hills!



Spectrum

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Below is a description of what the new Spectrum contract offers come January 1, 2021. You will only continue to be charged if you have a landline, special equipment, or if you want more channels that what is included in this package.

MISSION HILLS CONDOMINIUMS

The new contract Includes:

Cable: SPECTRUM TV SELECT PACKAGE (189+ Channels)

- ◆ 3 HD Set Top Boxes per home is free of charge

Internet: SPECTRUM COMMUNITY STANDARD INTERNET

- ◆ (100 Mbps x 10 mbps in each unit), which is currently being upgraded to 200 Mbps x 10 Mbps and we are grandfathered in once complete
- ◆ 1 Modem free of charge
- ◆ 1 Wi-Fi Router free of charge .

Seminar Team Update

Submitted by Joe Booth, Helen J. Strupczewski, and Pat Loretto



Your Mission Hills Seminar Team strives to present topics of interest to our residents.

We have been hard at work doing just that and have made tentative arrangements to bring you a few unique and special meetings for the upcoming season.

On **January 28th**, we are hosting **Mease Countryside** Hospital's Volunteer Director Julie Bernard. Julie will be presenting information on the Volunteer Programs that are offered by Mease. This promises to be a very rewarding seminar, and we are looking forward to having you join us at 6:30 PM.

On **February 25th**, we are hosting **Safety Harbor Public Library**. Desiree Spano will give a presentation regarding the various programs offered by the library. Also included is a discussion about the library's electronic resources, and if you want to get your very own library card, Desiree will be there to get you signed up and ready to explore the written word. Please join us at 6:30 PM.

March 25th blows in with a seminar from **St. Petersburg College**. Jerrick Rivera, the college's Admissions Recruiter, will be available to discuss senior classes, a very special "fee" for over 65-ers, and information on how to go about auditing classes. This informational seminar starts at 6:30 PM.

On **April 22nd**, we are hosting **OPPT Physical Therapies**. We are welcoming Jan (Yon) Schorpion as he discusses the merits of all forms of physical therapy. Join us at 6:30 PM.

That's our tentative line-up, dates, and times for our Mission Hills Seminars for the year 2021. As always, residents must RSVP ahead of time and sign-up sheets will be made available when the time comes.

If you have any questions, please feel free to reach out to any member of the team:

Joe Booth, Helen J. Strupczewski, and Pat Loretto





DOCUMENTS COMMITTEE – COME ONE, COME ALL!

Your Mission Hills Documents Committee holds regular meetings on the third Friday of each month at 11:00 AM in the Clubhouse. We invite our residents to come out, audit a couple of meetings, and learn for yourselves the detailed process that we follow as we research our By-laws, our Declaration, our Articles of Incorporation, and the Florida Laws under State Statute 718. **Note:** Our meetings are cancelled until further notice due to COVID-19 restrictions.

After we complete our business, we are available for any questions that you might have regarding the documents. Don't guess...don't wonder...get the straight facts! If we are unable to answer your questions at that time, we are happy to do the research and get back to you. It's a win/win!

We look forward to seeing you!! And who knows? Something just might catch your attention enough to become a part of this vibrant and vital team. If so, just provide us with a letter of interest, and drop it off at the office in an envelope labeled, "Documents Committee," or e-mail vetnerz2@gmail.com. We'll take care of the rest for you. You can also call Helen J. Strupczewski, Documents Committee Chair, at 609-706-7214 with any questions.



Finance



Come lend your interest and expertise to the Mission Hills Finance Team. If this sounds good to you, simply drop off at the office your letter of intent and your contact information in a sealed envelope labeled, "Finance Team," or e-mail it to Debbie Higgins at missionhillspost.com. You will receive a notice of an interview date for consideration to become a member of this vital group for Mission Hills as we "follow the money!!" We are looking forward to hearing from you soon!!!

If you would like the opportunity to sit in on a meeting or two, the Finance Team meets on the fourth Tuesday of the month at 4:00 PM in the Clubhouse. Masks are required, and we social distance.



E-MAIL BLAST

Submitted by Helen J. Strupczewski

So, have you ever wondered how some people seem to know what's going on in the Hills? Simple! They are part of an E-mail Blast that gets sent out every so often. These e-mails **only** contain updates of some community events, deadlines, reminders of meetings, seminars, etc.

Would you like to be part of this blast? Well, all you have to do is send your e-mail address directly to Helen at vetnerz2@gmail.com, and she will add you to the e-mail blast address book.

That's all there is to it! Stay in the loop...join the E-Mail Blast!!



MISSION HILLS SEMINAR SERIES

Submitted by Helen J. Strupczewski, Pat Loretto and Joe Booth

We are gearing up for next season, and that's where you all come in. Let us know if you have an idea for us to research. Provide us with the name of the seminar and the contact information as well. If you would like us to repeat any past seminars, let us know. We can take it from there! Drop us a line at:

Helen – vetnerz2@gmail.com * Pat – ruby947@aol.com * Joe – jiboath30@hotmail.com

HAPPY BIRTHDAY and HAPPY ANNIVERSARY!!



BIRTHDAYS THIS MONTH

Betty Wagner	4
Evelyn Jacobs	5
Bobby Collett	6
Daryl Friend	7
Susan Smith	9
Bonnie Latzy	11
Wendy McDonald	13
Dean Culp	13
Diane Kozak	15
David Anton	20
Muriel Antonakes	21
Giovanna Quarrella	24
Andrew Borkowski	26
Michael Vorel	28

ANNIVERSARIES

Ralph & Berlene Vodicka	9
Robert & Nanette Jacobsen	8
Frank & Eudora Partridge	10
Louis & Sylvia Cafferata	14
Jack & Carol Ann VanWuyckhuysen	25
Dick & Carol Frost	26
John & Cindy Butler	29
George & Thelma DeLaGrange	30



Condolences

By Joan Carlson

Our sincerest condolences go out to the friends and family of Clifford Hesse, who passed away in Ohio on October 22, 2020. Clifford and Pat were longtime residents of Mission Hills.

May he Rest In Peace

BON APPETITE!

CHICKEN MARSALA MEATBALLS

Submitted by **Helen J. Strupczewski**

INGREDIENTS:

8 oz. Cremini Mushrooms, sliced and divided
1 pound 93% Lean Ground Chicken
½ cup Whole Wheat Seasoned or Gluten-Free Breadcrumbs
¼ cup grated Pecorino Cheese
1 lg. Egg, beaten
3 cloves Garlic, minced
2 tbsp. Fresh Parsley, chopped (plus more for garnish)
1 tsp. Kosher Salt
Freshly Ground Black Pepper
½ tbsp. All-Purpose Flour
½ tbsp. Unsalted Butter
¼ cup Shallots, finely chopped
3 oz. sliced Shiitake Mushrooms
⅓ cup Marsala Wine
¾ cup Reduced Sodium Chicken Broth



INSTRUCTIONS:

1. Preheat the oven to 400°F.
2. Finely chop half of the Cremini Mushrooms and transfer to a medium bowl with the ground chicken, breadcrumbs, Pecorino Cheese, egg, 1 clove of the minced garlic, parsley, 1 teaspoon kosher salt and black pepper to taste.
3. Gently shape into 25 small meatballs; bake 15 to 18 minutes, until golden.
4. In a small bowl whisk the flour with the Marsala wine and broth.
5. Heat a large skillet on medium heat.
6. Add the butter, garlic and shallots and cook until soft and golden, about 2 minutes.
7. Add the mushrooms; season with ⅛ teaspoon salt and a pinch of black pepper, and cook, stirring occasionally, until golden, about 5 minutes.
8. Return the meatballs to the pot, pour the Marsala mixture over the meatballs, cover and cook 10 minutes. Garnish with parsley when done; serve over flat noodles.

These Chicken Marsala Meatballs are a fun twist in the classic dish! Great served over butternut squash or egg noodles.

Remember, if you have a recipe to share, just Email me at: vetnerz2@gmail.com,
We'll be glad you did!!

BON APPETITE!!!



Need a Lift? CareLift Can Deliver.



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CareLift Transportation Services

Morton Plant Mease volunteers provide patients with free van transportation services to specific hospitals and centers, depending on where you live. CareLift provides rides to those who live in north Pinellas County and serves patients who live in the Clearwater and Largo area.

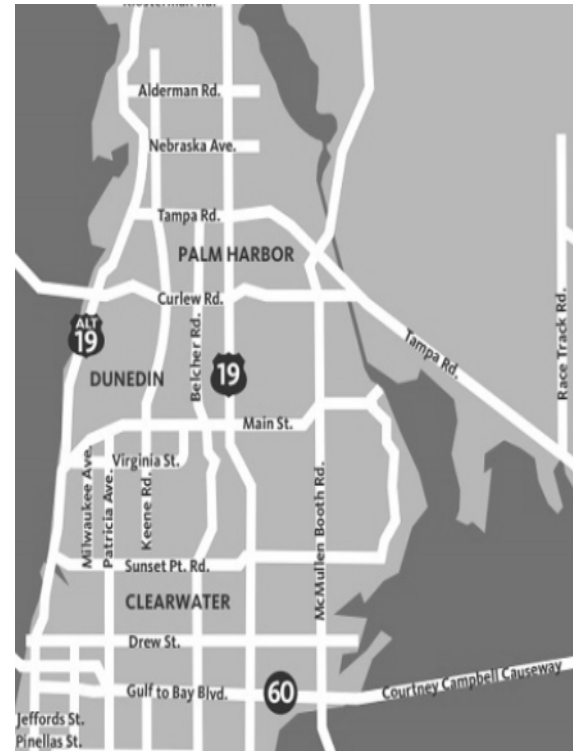
Riders must be able to get in and out of the van without assistance.

North Pinellas County residents

CareLift serves the following hospitals and centers:

- BayCare Fitness Center (Palm Harbor)
- BayCare Laboratories
- BayCare Outpatient Center (East Lake)
- Mease Countryside Hospital Campus
- Mease Countryside Professional Centers North and South
- Mease Dunedin Hospital Campus
- Morton Plant Diabetes & Endocrine Center
- Morton Plant Hospital Campus
- Powell Professional Building (401 Corbett St.)
- Turley Family Health Center

If you live in north Pinellas County, contact CareLift at (727) 734-6107. Reservations are available Monday through Friday, 9am-3pm. Riders must live within the boundaries of the map.



A Message from the Documents Committee

Hello, Mission Hills residents!

In order for our association to continue to receive complete and factual information, please contact the Documents Committee directly regarding any edits to our written information. It is important that anything published in the name of Mission Hills be as accurate as possible.

The Documents Committee has always made itself available to our community and will continue to do so. Thank you to all of our residents whose goal it is to make Mission Hills a great place to enjoy life!

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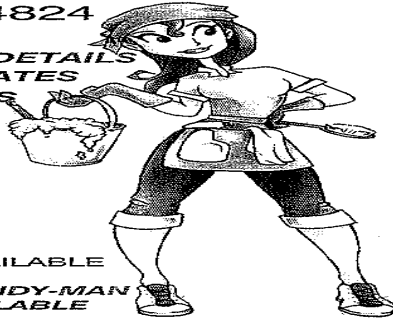
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**IN PERSON MEETINGS ARE TENTATIVE BASED ON
COVID-19 RESTRICTIONS**

November 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 Coin Sale - Office 12:30 - 1:30 PM	5	6	7
8	9	10	11	12	13	14
15	16	17	18 Coin Sale - Office 12:30 - 1:30 PM BOD Meeting 6:00 PM - On Zoom and at Amerif-Tech	19	20 Documents Committee Meeting - 11 AM	21
22 Thanksgiving Dinner Pickup or Delivery 2:00 - 3:30 PM	23	24 Finance Team Meeting – 4:00 PM	25	26	27	28
29	30					