

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

**JUNE
2021**

Mission Hills Post

BOARD REPORT

By Eudora Partridge, President

June is here! Our winter residents have gone north, and it is quiet in The Hills. I hope every one has a great summer.

I would like to thank John and his team for all they do to make Mission Hills a little piece of paradise. It takes a great schedule and cross training to get every thing done to keep Mission Hills the place to be.

In early July, the pool will be closed for the upgrades needed to replace the heater and filter systems and bring them up to code. At this time, we are giving away the old pool chairs and lounges to any residents that would like one. The maintenance crew will put them in the covered patio area to be picked up by anyone that wants them. The time frame should be no more than a couple of days.

The Board of Directors would like to say a big thank you to every resident who paid their assessment. Although some have not been paid, that group is small.

The compliance program starts June 1st. If any resident would like to report a violation, please send an email to the property manager, Jim Mateka, jmateka@ameritechmail.com.

Please follow our documents. This is not a witch hunt. If you are unsure about something, there is a copy of our documents in the office and on the website.

I would like to thank our Board of Directors for all the hard work that we have put in to Mission Hills to stay on top of all that comes our way. Regina put a lot of work in to getting all residents a better rate for Spectrum costs. I am sure everyone likes the extra money in their pockets. Debbie does such a great job on the Post and the meeting minutes.

I want to let everyone in the community know that when the Board sends out any correspondence, it will be signed by one of the Board members, or it will be signed as "Board of Directors."

Stay healthy and safe, Mission Hills. *

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POOL HOURS/RESTRICTIONS EASED

Pool is now open to visitors. Hours are 7 AM to Dusk.

You are still required to wipe down according to previous guidelines.

Thank you for your support during the challenging times of COVID-19.

MISSION HILLS DIRECTORY

BOARD OF DIRECTORS:

President: Eudora Partridge * fpartri4972012@aol.com * 603-494-3887
Vice President: Kay Hunt * kayhunt55@yahoo.com * 810-845-6597
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:** 727-797-1822

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: Natalie Arndt – 724-681-6057

Blood Pressure: Marie Purcell – 727-791-1181

Booster Club: Ruth Ann Schulder – 727-798-9110 * Natalie Fouse Arndt – 724-681-6057

Bridge: Jane Karr – 727-204-0903

Breakfast: Ruth Ann Schulder – 727-798-9110 * Natalie Fouse Arndt – 724-681-6057

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: Joanne Dunn – Fridays, 7 PM in the Clubhouse

Finance: To be determined

Neighborhood Watch: Susan Salesses – 727-754-8421

Purple Passion Red Hats: Mary Ann Sheehy – 727-669-2016 * 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

If you weren't able to attend the Board Meeting at the Clubhouse on Wednesday, May 19, 2021 in person or on Zoom, this was my report. Our finances as of April 30, 2021 are very stable. The income for April was \$228,479 and expenses were \$199,269 which left us under budget for April at \$29,210. This is due mostly to prepaid condo fees and assessments.

Assessment payments still due as of April 30, 2021 were \$18,918.10, and we received payments in May of \$7,944.19, leaving an outstanding assessment amount of

\$10,973.91 as of May 15, 2021. We hope those who are still outstanding will make an effort to pay the balance due.

Most of the work covered by the Assessment has been completed. The project to bring the pool up to code will be done in July.

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



NEIGHBORHOOD WATCH

By Susan Salesses

With the warm weather, longer days and school about to be out for the summer, it is time to be more cautious about our surroundings. Be sure that all bikes are put away or locked up at night and be sure to lock your cars. Another big help would be to keep those front lights on throughout the night. There are still dusk to dawn lights available by calling 727-754-8421 or smags457@gmail.com. and that will make things easier for you.

The Neighborhood Watch team welcomes two members – Lee Ann Koffman and Betsey Schwartz. We thank them for joining our team and helping to keep our neighborhood safe.

Remember that if you see anything suspicious or of concern, you can call the non-emergency police line at 727-562-4242 or for an emergency at 911.

Have a great month of June!! *



HAVE YOU HEARD THE NEWS?



Your Documents Committee has just reached its final goal! Yep, all the efforts, the homework, the research, and the drive of this committee have finally paid off.

After 5 years, we are happy and proud to say that our Mission Hills documents, our website, and all our Policy and Procedures are not only current, but they are posted for our residents to access! Just go to missionhillscondos.org and they are right there!!!

Through a combined effort with Debbie Higgins and Ameri-Tech IT, you are now able to research our finances, bids and quotes, and all the other good stuff that makes The Hills such a great place to live. You must be logged in to view most of these documents, which is an easy process that has been repeatedly discussed in the past.

No computer? No worries!! We have also created hard copy manuals that are located in our Mission Hills office. Now everyone in the Hills has full access to ALL our documents -- YAY!!!

Because of this milestone, your Documents Committee is in the position to meet only after the Florida State Legislature passes new laws. They are currently in session and reviewing numerous house bills as we speak, but on July 1st of each year, new laws show up on the books. At that time, your Documents Committee will review those to determine which, if any, have a direct impact on our various documents.

Remember, though, just because we won't be meeting as frequently doesn't mean that our residents shouldn't reach out to us for assistance. We are here to help with any questions and/or concerns regarding our documents. Always feel free to contact us by reaching out to Helen at 609-706-7214 or via e-mail at vetnerz2@gmail.com.

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 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 I 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!!

SEMINAR TEAM

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



Thank you to all our residents and presenters during this year's Seminar Season. 2020 was rough on all of us, but now there's a light at the end of the tunnel...Yay!

Your Seminar Team already has some new sessions lined up for next season. We are also bringing back a few favorites for all to enjoy. Stay tuned, folks...the best is yet to come.

Thanks go out to Joe Booth, Pat Loretto and yours truly for a job well done!!!

Helen – vetnerz2@gmail.com * Pat – ruby947@aol.com * Joe – jjbooth30@hotmail.com



Mission Hills Diamond in the Rough

Submitted by John Prokopovich
Facilities Maintenance Supervisor

Greetings!

Well it's that time of the year, hot and humid and Gatorade as always is appreciated.

- ◆ Hurricane season is upon us. Let's make sure we have everything taken care of on your back and front areas. Also, please remind your neighbors.
- ◆ Phase IV hot water line replacement areas have been reseeded...come on RAIN!
- ◆ Our property has been fertilized, insecticide and weed controlled.
- ◆ We have planted a number of trees throughout the community, and the vision in the near future is to put benches under some and enjoy the peace and tranquility of our diamond in the rough.
- ◆ Carport roof replacements will still be completed throughout the year as revenue becomes available.
- ◆ We started painting some of the benches throughout the community.
- ◆ Last month was Jose's birthday...please wish him a belated happy birthday.

~ People who wonder whether the glass is half empty or half full are missing the point...
the glass is REFILLABLE! ~



Animal Issues

If anyone has a complaint about a resident with a dog, who lets them run without a leash or doesn't pick up their pet's waste, you may call anonymously to:

Pinellas County Animal Services
13450 Ulmerton Road, Largo, FL 33774
727-528-2600 Ext. 4 ★ Section 14-30

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!

Summer is approaching. We will continue with our monthly ice cream social held the third Saturday of each month to comply with requests from the residents that remain during the summer. I want to thank Susan Salesses for filling in for Pat with Trivia. We have moved this activity back into the Clubhouse to avoid the ice cream from melting now that the temperature is rising.

Bingo will continue throughout the summer on Monday nights at 7 PM. Thanks to Dave and Lacy... Dave for calling Bingo and Lacey for choosing the games we play. Thanks also to Kay and Natalie for their help each week. Come down and try your luck at Bingo and with our 50/50. All are welcome.

Nancy's breakfast will cease during the summer. We are grateful to Nancy and her team for the hard

work and dedication they demonstrated these past months allowing us to maintain a connection with our residents during COVID.

By the time this goes to print, we will have had our Memorial Day BBQ on Monday, May 31, 2021. I would like to thank Mike, Tom and Jeff, as I am sure their hard work in preparing the meal will make this a great day.

The Booster Club is also having a Father's Day Drawing. Please submit one entry in the box outside the office for your pick for a Mission Hills father by Sunday, June 20, 2021. The drawing will take place Monday, June 21st, at Bingo.

Health and Happiness to all!

See you in The Hills!

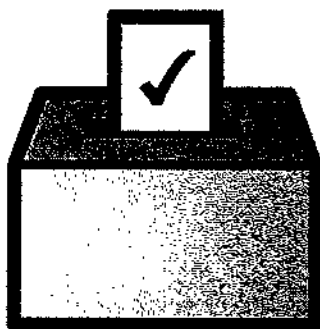


Booster Club Events

Father's Day Drawing

When: Monday, June 21st
At Bingo

**Please place your entry
in the box in the
Clubhouse Lobby by
Sunday, June 20th**



Ice Cream Social

When: Saturday, June 19th – 3:00 PM
Where: Clubhouse Hall

Try your luck with 50/50!

**Test your knowledge with Trivia
by Pat Loretto**

\$4 per person

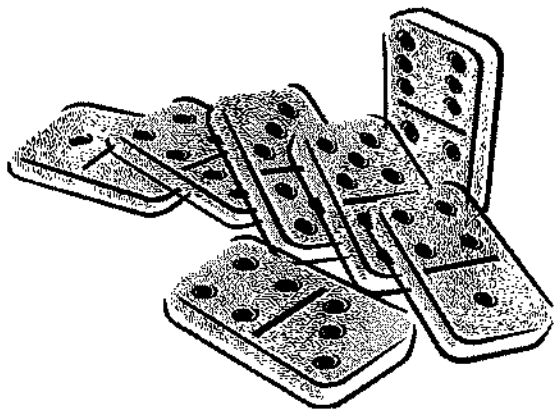
All tickets are sold at the gate.
Bring your own bowl and spoon!

Ice Cream Socials are on the 3rd Saturday of each month.



DOMINOES IS BACK!

*Friday nights at
7 PM in the
Clubhouse!*

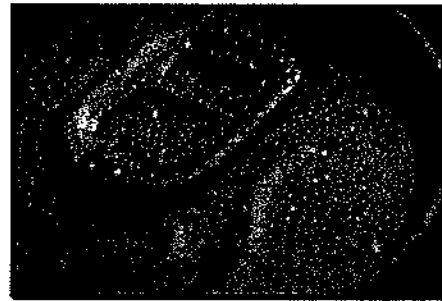


Can Tabs for Ronald McDonald House

Submitted by Melody Walsh

Please save your soda and other can tabs and deposit them in the PINK bin located in Clubhouse lobby. They will be taken to the Ronald McDonald House to be used for their needs to make the family's stay easier and more comfortable.

They greatly appreciate any help that we can provide.



ON SALE NOW!!

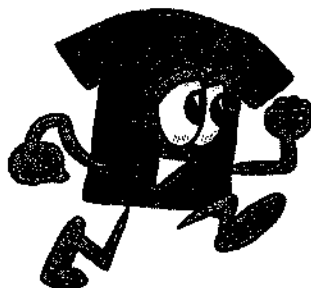
A Booster Club Project

You can be the proud owner of one (or two) of our Mission Hills T-shirts and/or jackets!!

Prices vary depending on your selection(s). There are many styles and colors...call for details!!

Purchase these cute and practical Mission Hills fashion statements by contacting:

Mary Ann Sheehy (727-669-2016)
or Ruth Bradley (727-483-2156)



TO ALL RESIDENTS COIN SALE

There is a coin shortage due to COVID-19. 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 available for purchase 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

Monthly Men's Breakfast
Saturday, June 12th at 8:30 AM

Paradise Restaurant



433 Main Street
Safety Harbor
Please RSVP by
Friday, 12 Noon, June 11th
to Barry at 727-240-0301

The Purpose of a BOD Meeting

Submitted by Debbie Higgins, Board of Directors

It was evident at the May 19th meeting that many people need to understand the purpose of a Board of Directors meeting. The main purpose is to discuss the business of the association as deemed necessary by the Board. Homeowners are invited to observe. If anyone wishes to speak, they must submit their questions to the Board in advance to be placed on the agenda. That person is permitted three minutes at the meeting to ask their pre-determined question(s). This is according to Florida Statute 718 and our own condominium documents. Questions beyond the scope of the posted agenda are not permitted according to this statute.

What happened at the last Board meeting was not in accordance with Florida statutes. Homeowners were incited to come to the meeting based on unverified information. They were never told that they would not get a chance to speak beyond the Board's written responses to the questions that were posed to us. Rather, they were promised something that was not according to Florida statutes. None of this was done with the Board's prior knowledge or consent. The sign-in exercise was done without our knowledge or consent as well, and you should not have been asked to provide your personal information.

According to Florida Statute 718.112 (2)(c), our obligation was limited to responding in writing within 60 days of having received the written document from the homeowner, and we did that. Furthermore, the Board was only obligated to enter the document into the minutes as an addendum by way of Board approval, and that is what was done.

We, as the Board, understand your need to speak. When we first took office, it was our intention to have quarterly "town hall" meetings, but then COVID hit. We have been unable to do anything until now, since Governor DeSantis has removed the mask mandate and eased restrictions. We are ready to start this practice as we initially intended when we took office back in March of 2020.

Two of our Board members are away from now until September/early October. We will schedule a town hall type meeting in October. Further details will be included in the September and October Posts. Until then, please know that we understand your frustration, and that we have our own set of frustrations as volunteers on this Board of Directors. We want this community to be the best it can be, and we will all continue to work hard toward that end.

Thank you for your kind attention.

Understanding the Special Assessment

Submitted by Joe Booth

In Florida, the board of directors of a Florida condo association has the power to assess special fees that must be paid by the individual condo unit owners under Florida Statute 718, Sections 103 and 112.

A special assessment is when money is needed to cover something other than the usual expenses, or in excess of any monies budgeted for a particular area, such as roofs or water line repairs, for example.

These assessments are detailed in notices to the membership before the Board votes to move forward with an assessment and are discussed at a meeting. However, please keep in mind that the Mission Hills Association Board of Directors has the sole responsibility and power under the Florida statute to assess these fees. A vote of the membership is not required.

Regular assessments to our monthly condo fees may be necessary from time to time, depending on general increases in service of a particular area. These are separate from any special assessment that may arise.

Please keep in mind that special assessments will always be part of life and living in any condominium association in Florida. Anyone planning to buy into a

condo community should be advised of these expenses by their realtor.

Now in Mission Hills, we have always tried to keep these special assessments as low as possible. Since 1971, this community has only had a minimal number of special assessments, and we have tried to keep them as affordable as possible by allowing payment plans. We will continue to do so when a need arises.

Failure of a unit owner to pay in the allotted time results in the account being turned over to an attorney for collection, which would include a lien on the unit up to and including foreclosure. That is the sequence of events for non-payment.

We want to ensure that everyone understands the special assessment and will make every effort to keep you informed well in advance of any needs arising. When you bought into Mission Hills, you basically bought a share in an association, so you are responsible for the cost and maintenance of your community. In a sense, you are your brother's keeper.

We can schedule informal meetings to review special assessments in general in the future to bring a better understanding of the process and our responsibilities. *

Appreciation and Gratitude

Submitted by Joan and Larry Carlson

The Board meeting on May 19th was an eye opener for our community. We had some idea of the amount of work involved by our Maintenance Team, but John (Maintenance Supervisor) was able to really explain the depth of the work involved. On top of that, we now knowing the daily and advanced planning that takes place that is complicated by so many factors.

After living here for almost 16 years full time, we can attest to the fact that our community has never looked as well cared for as it does now – both grounds keeping and structurally. We owe a huge debt of gratitude to our Board, as well as the entire Maintenance Team – including John – for all the work that goes into managing and planning for what's best for our community.

We are appalled that members of our community would go to the homes of our Board members and Maintenance Supervisor to ask questions, offer advice, or complain about something that is not to their liking. There are phone numbers and email addresses for this business, and it is ethically, morally, and just rude to do otherwise. Please be polite and behave yourselves and respect your fellow residents in this community. *

HAPPY BIRTHDAY and HAPPY ANNIVERSARY!!



BIRTHDAYS THIS MONTH

| | |
|--------------------------|----|
| Mary Ann Sheehy | 2 |
| Eddie King | 2 |
| Beverly Rosborough | 2 |
| Anthony Cirano | 3 |
| Anne Richter | 5 |
| Ray Nelson | 5 |
| Barry Martin | 5 |
| Shirley Laurie | 6 |
| John Ferguson | 8 |
| Barbara Nocula | 11 |
| Becky Jarrell | 11 |
| Charles Hacker | 12 |
| Ted Jeffords | 14 |
| Bob Jacobsen | 15 |
| Kay Hunt | 17 |
| Robert Warner | 19 |
| Marilyn Sedlar | 19 |
| Judy Cella | 20 |
| Ralph Vodicka | 24 |
| Dorothy Biscornet | 30 |

ANNIVERSARIES

| | |
|-------------------------------------|----|
| Art & Sue Olsen | 1 |
| George & Thelma DeLaGrange | 18 |
| Helen & Leo Strupczewski | 19 |
| Bernie & Bonnie Latzy | 21 |
| Jean & Tom Hancher | 28 |



Condolences

Submitted by Dale Schleuter

Our condolences go out to friends and family of Wayne Miller, a long time resident of Mission Hills, who died on Friday, April 30th. He had recently moved back to his hometown in Michigan. May he rest in peace.



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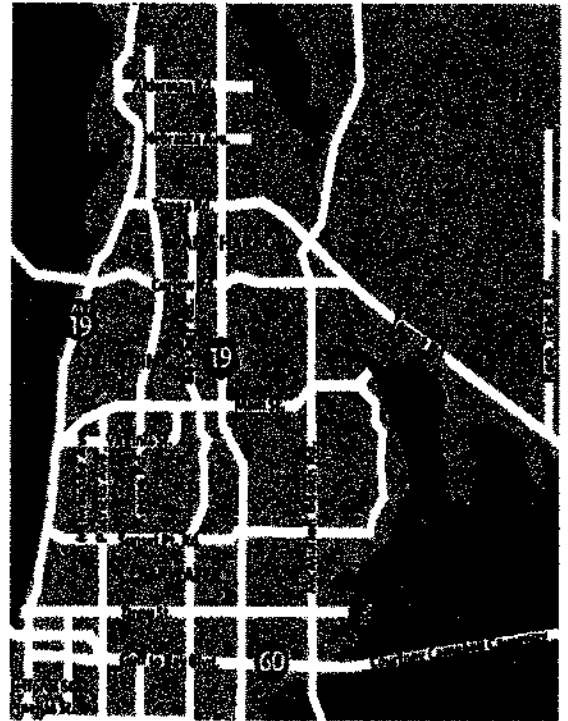
Morton Plant Mease volunteers provide patients with free van transportation services to specific hospitals and centers, depending on where you live. CareLift provides rides to those who live in north Pinellas County and serves patients who live in the Clearwater and Largo area.

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

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- ◆ 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 Plan Hospital Campus
- ◆ Powell Professional Building (401 Corbett St.)



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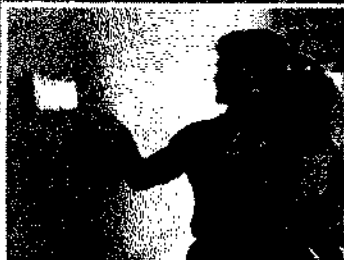
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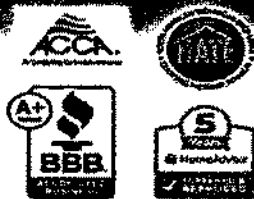
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- ◆ Excellent References



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Clearwater, FL 33763

J. M. BINDEMAN, DDS, PA

1530 McMullen Booth Rd, Clearwater, FL 33759

727-725-9958

NEW MISSION HILLS PATIENTS RECEIVE 50% OFF your comprehensive exam and necessary x-rays. Please mention this ad or that you are from Mission Hills when you make your appointment. Join your friends at your neighborhood dentist.

Present this ad or tell us you are from Mission Hills

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AIRPORT TRANSPORTATION

St. Pete Airport – \$20 Each Way
Tampa Airport – \$25.00 Each Way
Port of Tampa – \$30.00 Each Way

We do tram meets and help with luggage on returns.
Our vehicle can accommodate up to four people
and luggage * Mission Hills Resident

Call Kathy Spooner at 727-639-3481
E-mail: omgbecky7@yahoo.com

Kathy also does condo cleaning and runs errands.
Experienced and have great references!

S&H U CALL WE HAUL

DUMP TRAILERS

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HELP FOR MISSION HILLS RESIDENTS

We will pickup the following: Old TVs, computers and other electronics, used paint cans and solvent.

All items will be recycled.

Pick up used clothing, bedding to help the homeless at Focus Hope (Tent City). These items we pick up for free.
Used furniture for St. Vincent DePaul.

Small fee of \$10 for recycle and furniture.
Cookies also appreciated.

Mike Spooner: 727-213-7666
Kathy Spooner: 727-639-3481

Mission Hills Condominium Association

June 2021

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--|--|---------|--|---|---------------------------------------|--|
| 6 | 7 7:00 PM - Bingo Clubhouse | 8 | 9 | 10 | 11 7:00 PM - Dominoes Clubhouse | 12 |
| 13 | 14 7:00 PM - Bingo Clubhouse | 15 | 16 12:30-1:30 PM Coin Sale - Office 1:30 PM - Board Mtg Ameri-Tech Office and on Zoom | 17 | 18 7:00 PM - Dominoes Clubhouse | 19 3:00 PM Ice Cream Social Near the Pool |
| 20 Father's Day Deadline for Father's Day Drawing | 21 7:00 PM - Bingo Clubhouse Father's Day Drawing | 22 | 23 | 24 | 25 7:00 PM - Dominoes Clubhouse | 26 |
| 27 | 28 7:00 PM - Bingo Clubhouse | 29 | 30 | <p style="text-align: center;">HAPPY FATHER'S DAY</p> <p style="text-align: center;"><i>To all the dads...</i></p> | | |