



## **GRAND VENEZIA COA WELCOME PACKAGE**

We want to take this opportunity to welcome you to our community. You have possibly landed at the most beautiful luxury condo community in Clearwater. As you might expect, we are very proud of our community and the progress we have made to make this one of the premier communities in Florida. Be sure to ask about our monthly social events.

What you will find contained herein, are the basic Policies and Rules pertaining to our community. This is not intended to be an exhaustive list of answers to every question you might have but it is intended to communicate basic and valuable information you need to know in order that you can help us drive our community forward in a way that benefits everyone living within our community.

### **CONTENTS**

- **Contact Information**
- **Moving In or Out**
- **Mail / Parcel Retrieval**
- **Security (Guard House)**
- **Trash/Waste**
- **Parking**
- **Pets**
- **Garage & Storage Units**
- **Pool, Spa Tub, Sauna, Gazebo and Fitness Center**
- **General Property Policy**
- **Owners Information / Rental Units**



## CONTACT INFORMATION

**GRAND VENEZIA MAIN OFFICE**  
 2704 Via Murano | Clearwater FL 33764  
 Ph. 727-216-6123

General E-Mail: [grandvenezia@kwpmc.com](mailto:grandvenezia@kwpmc.com) Website: [www.grand-venezia.com](http://www.grand-venezia.com)

**PROPERTY MANAGER:** NICHOLE ALLARD  
[nallard@kwpmc.com](mailto:nallard@kwpmc.com)

**OFFICE MANAGER:** LEE FINO  
[lfino@kwpmc.com](mailto:lfino@kwpmc.com)

**ADMINISTRATIVE ASSISTANT** KAREN MCDONALD  
[kmcdonald@kwpmc.com](mailto:kmcdonald@kwpmc.com)

**MAINTENANCE SUPERVISOR:** JOHN DELRIO  
[jdelrio@kwpmc.com](mailto:jdelrio@kwpmc.com)

**MAINTENANCE STAFF:** CHESTER MILLS / DAVE ALGIERS

**GUARD / GATE SECURITY:** 727-223-3387

### Clubhouse Hours

Sun-Closed	Mon-9a-5p	Tues 9a-5p	Wed 10a-6p	Thurs 9a-5p	Fri 9a-5p	Sat-Closed
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**Association Accountant:** Richard C. Commons - ask for Cindy Quever: (727) 461-9770

**Gas Service** - City of Clearwater Gas: (727) 562-4900 x7419

**Electric Service** - Duke Energy: (727) 443-2641

**Cable TV / Internet** - Spectrum: (855) 222-0102

**Maintenance Emergency:** (727) 223-3387

**Clearwater Police Dept** - (non-emergency) (727) 562-4242

## Contact info cont'd

**Clearwater Fire Dept:** - (Non-emergency) (727)-562-4334

**Animal Control:** (727)-582-2600

**Poison Control:** (800)-222-1222

### **Driver Licenses / Vehicle Registration:**

**Pinellas County Tax Collector** (727) 464-7777  
1663 Gulf to Bay Blvd | Clearwater FL | 33757 [www.pinellascounty.org](http://www.pinellascounty.org)

### **Hospital / Emergency:**

**Morton Plant Hospital** (727) 462-7000  
300 Pinellas Street, Clearwater, FL 33756 [www.mortonplant.com](http://www.mortonplant.com)

**Mease Countryside Hospital** (727) 725-6111  
3231 McMullen Booth Road, Safety Harbor, FL 34695

**Mease Dunedin Hospital** (727) 733-1111  
601 Main Street, Dunedin, FL 34698

**Largo Medical Center** (727) 588-5200  
201 14<sup>th</sup> Street SW, Largo, FL 33770 [www.largomedicalcenter.com](http://www.largomedicalcenter.com)

**BayCare Urgent Care** (727) 314-4848  
711 S. Belcher Road, Clearwater, FL 33764

**HealthNow Urgent Care and Family Practice** (727) 462-0100  
2086 Gulf to Bay Boulevard, Clearwater, FL 33765

# **MOVING IN OR OUT**

## **Guidelines**

- You MUST notify Office Staff and Guard House of your intentions to move in prior to arriving --
- **Moving in or out will only be accommodated Monday through Friday between the hours of 9:00a and 7:00p and on Saturdays between the hours of 10:00a & 8:00p . Under no circumstances will a truck longer than 40 feet be allowed on the property --**

**No moving in/out on Sundays or any Grand Venezia recognized Holidays --**

**NO MOVING TRUCKS ALLOWED OVERNIGHT \*\*\* This includes vans, buses, jet skis, travel trailers or any other type of trailers, mobile homes, campers or recreational vehicles -**

**If you have questions, please call the GVCOA office: (727) 216-6123**

**GENERAL MAIL DELIVERY**  
**PARCEL RETRIEVAL INFORMATION**

In order to properly receive lettered mail as well as parcels here at Grand Venezia, only the physical street / unit # should be reflected in your address.

***Your designated mailbox # should not be shared with anyone.***

- **For packages arriving via regular US mail (U.S.P.S.):**
  - There are large kiosks to the right of all general mailboxes for package(s) that do not fit in your mailbox. In this instance, the Postmaster will place a corresponding key (with a box#) in your box. This lets you know to open the numbered kiosk, as chances are you have a package inside.
  - For boxes too large to fit in the kiosks, the Postmaster will place inside the clubhouse parcel room. In this instance, a notification card will be placed in your mailbox stating that you have a parcel to pick up inside. You **must** present that notification card to clubhouse staff in order to sign for / receive your package.
  
- **For packages arriving via FedEx, UPS or other private carriers:**
  - **These packages will be delivered directly to your front door.** *Please make sure you select the proper delivery options as we cannot accept packages on your behalf from **any** private carrier.*

**Under no circumstance can we receive a parcel on your behalf from an entity other than the United States Postal Service**

# **SECURITY / GUARD HOUSE**

## **Owner / Renter Property Access**

- In order to drive onto the property, you must be issued a temporary pass or have a window bar code affixed to your vehicle for long-term access. See the GV office staff for your barcode sticker -

## **Guest / Property Access**

- In order for your guests to drive onto the property, you must call the Guard House in advance at 727-223-3387 (½ hour lead time is recommended) -
- Your guest will be issued a temporary pass good for one day. If you have someone visiting longer, visit the Guard House for an extended visitor pass -
- Guest Passes must be displayed between car's dash and window at all times

## **Food Delivery, Furniture Delivery, Car Service, UBER, etc.**

- **If you order any outside service (Including Contractors) you MUST notify the Guard House in advance of that person arriving.**

# Grand Venezia Trash/Waste Policy

Our community **DOES NOT** provide a trash service at your unit.

It is the responsibility of everyone living in the community to take their trash to the trash compactor located just beyond the office in front of the car wash area.

- Bagged or other trash is never to be placed in the hallways
- Take trash to the trash compactor and place it in the large door
- Recycle bins are provided at the trash compactor, if you recycle
- **All trash MUST be placed in the compactor or a recycle bin**
- **OVER SIZE ITEMS** must be taken to the Pinellas County Landfill



**<<<<<< THIS IS UNACCEPTABLE !!**

**If for any reason the compactor is not working, PLEASE notify the GV office immediately!!**

This is our community and it is our responsibility to keep it neat and orderly. Please help by doing your part regarding trash removal.

# GRAND VENEZIA PARKING

- Vehicle barcodes can be purchased by residents from the GVCOA office for a fee in the form of check or money order. **We do not accept cash, credit or debit cards.** Please see GVCOA office for further details
- No Parking Zones must be observed. Violators will be towed at owners expense
- Do not park in front of a garage unless it is yours ***or you possess written authorization***
- Overnight Guests will be issued a “One Day” parking pass at the Guard House
- Disabled Parking areas are restricted to vehicles furnished only with a valid Disabled Parking pass
- No boats, trailers, motor homes or commercial vehicles are allowed to be parked within the community unless inside a garage. No commercial vehicles are allowed to be parked overnight unless contracted for working on GVCOA property



# **PETS AT GRAND VENEZIA**

- All pets must be approved by the GVCOA Office as well as the Unit Owner prior to being brought to Grand Venezia **(ask the GVCOA office for a Pet Application)**
- The following are examples of animal breeds and any mix of these breeds which WLL NOT be approved:
  - Akita, Alaskan Malamute, American Staffordshire Terrier, Bullmastiff, Chow, Dalmatian, Doberman Pinscher, Eskimo Spitz, German Shepherd, Giant Schnauzer, Great Dane, Husky, Pit Bull, Presa Canario, Rottweiler, Saint Bernard, Wolf Hybrid
- Licensed and prescribed service dogs will NOT be prohibited based on breed – most will be accepted --
- **Only one dog per unit will be approved**
- All pets, when outside the unit, must be leashed and must be under the control of the owner at all times --
- All fecal matter is to be picked up immediately. Receptacles are provided for disposal --
- No pets are allowed in the clubhouse, pool area, playground or tennis court --

## **GARAGE & STORAGE UNITS**

- **Garages:** Lease of garages are available only to owners thru the GVCOA Office. Note: The person leasing a garage is the only party that can park in front of a garage.
- **Storage Units:** Storage units are available to **all** residents (with signed approval from unit owners). Inquire about leasing thru the GVCOA Office: 727-216-6123.

## **POOL - SPA TUB - SAUNA**

## **GAZEBO & FITNESS CENTER**

Fobs are needed to access GV amenities

Hours are daily: 9AM-10PM

These facilities are for registered owners and their guests. Valid fobs must be presented upon request. **Limit of 2 guests per resident will be enforced if required to comply with capacity.** Residents have priority.

- No loud music – GV staff provides music poolside through the new sound system
- No diving, running or horseplay on pool deck
- No grilling or use of portable grills on pool deck
- Beverages are not permitted in pool and all containers must be 4 feet from pool's edge
- **GLASS IS NOT PERMITTED ANYWHERE NEAR POOL DECK, SPA OR SAUNA**
- Beer kegs are permitted inside Gazebo only
- No smoking on or near pool deck
- Under 16 years of age must have an adult present
- No nudity or thong bathing suits
- Diaper wearers must use leak proof plastic pants in the pool.
- Clean up after yourself - dispose of all trash.
- No “toys” that interfere with others enjoyment of the pool are allowed.
- Pool chairs & tables may not be saved or reserved.
- Towels left on vacant chairs may be removed by management so others can use them.
- Shoes, shirts and cover-ups must be worn at all times in the clubhouse fitness and business center (wet bathing suits are not permitted).
- Individuals assume responsibility for any injuries sustained while using the pool, spa or facilities-always practice water safety.
- Leave the pool area immediately if thunder and/or lightning are in the area.
- GVCOA is not responsible for lost or stolen items.

**SWIM AT YOUR OWN RISK  
THERE IS NO LIFEGUARD ON DUTY**

## **Spa Tub**

- Under 16 years of age **must** have an adult present

## **Sauna**

- **No one** under 18 years of age permitted at any time

## **Fitness Center**

- **No one** under 18 years of age is permitted at any time.  
No wet swim suits permitted.
- Fitness Center is available 24 hours

## **Gazebo Use**

- The screened pool Gazebo is available to residents but is only available on a first come first serve basis.
- When using the Gazebo, please take trash to the compactor when finished.

# GENERAL PROPERTY POLICY

## Water Leaks

- The GVCOA Maintenance department reserves the right to enter any unit to address a water leak or other issue that may damage another unit
- In the event of a leak, notify the Maintenance Supervisor via email: [jdelrio@kwpmc.com](mailto:jdelrio@kwpmc.com) and reference your unit number in the subject line
- For all other maintenance issues, contact your rental property manager or unit owner

## Law Enforcement

- Dial 911 for all emergencies

## Balconies & Patios

- No painting or permanent decorations are permitted
- No portable grills are permitted on balconies or anywhere on the property
- No storage on the balcony
- No hanging of laundry, rugs etc. on the balcony

## Breezeways (Hallways)

- Items such as bicycles, fishing equipment, shoes, strollers, plants and any other items are not permitted in the breezeways, underneath stairwells or other common areas
- Smoking is NOT permitted in Breezeways, Hallways or Stairwells at **ANY TIME**

## Noise

- There is a 10:00 pm sound ordinance throughout the community - this includes Pool, Hot Tub and Gazebo areas

# **OWNERS INFORMATION**

## **RENTAL UNITS**

### **Owners with Rental Units**

- GVCOA does not get involved with rentals of owner's units
- Owners are responsible for all maintenance issues relating to water, gas and electric
- Owner's desiring to rent their unit are required to provide the GVCOA offices with a copy of the signed lease at least 5 days prior to the tenant moving in with phone numbers and email addresses for all tenants
- The GVCOA office will provide a "Welcome Package" to new tenants at time of registration. New tenants may also purchase barcodes at that time, if desired

### **Contractors & Repairs**

- All Contractors must be licensed in order to perform work within any unit.
- Owner/Resident must call the GVCOA Office and notify them that they are having a Licensed Contractor perform electrical, HVAC, and /or plumbing services in their unit.
- Vendors / Contractors / Furniture Deliveries will only be accommodated Monday through Friday between the hours of 9:00 am and 7:00 pm and on Saturdays between the hours of 10:00 am and 8:00 pm.
- Owner/Resident must provide the name and telephone number for the Contractor.
- Owner/Resident must call the Guard House to let them know they are expecting the contractor as well as day and time the contractor will arrive.
- Permits for all work must be submitted to the GVCOA office.

### **GVCOA Documents, Etc.**

- Owners are entitled to a copy or an inspection of any public association document when requested in writing and in advance. There are additional policies regarding documents that can be obtained from the GVCOA office.

***THANK YOU AND WELCOME TO THE COMMUNITY!!***