



# Orchid Cove Connection



August  
2016

## COMMUNITY EVENTS

### Orchid Cove Board Meetings



Future meetings at the  
Community Center:

- September 16 – 6:00pm
- October 19 – 6:00pm
- November 18 – 6:00pm

### Events at the Preserve Community Center

- **FREE tech seminar: bring your smartphone, tablet or computer** - every Thursday at 11:00 am. Put on by David Stolte. His phone no. is 941-404-5585

### Events at the Preserve Golf Clubhouse

**Monthly 3:30 pm Book Club.** The dates/books are:

- Aug. 4 – [Flight Behavior](#) by Barbara Kingsolver
- Sept. 1 – [Suspect](#) by Robert Crais
- Oct. 6 – [The Casual Vacancy](#) by JK Rowling
- Nov. 3 – [Ella Minnow Pea: A Progressively Lipogrammatic Epistolary Fable](#) by Mark Dunn

Keep checking out events on your TV at Channel 196.

## ORCHID COVE BOARD NOTES

### Fire Extinguishers



East Manatee County Fire Rescue requires an annual inspection and certification of the interior fire extinguishers, as explained in the Board's June 28 memo to owners/residents. Orchid Cove is in the process of achieving compliance through the purchase of new extinguishers for each unit plus one for the pool. **Each unit owner has received a \$41.73 invoice** for their extinguisher from Argus Property Management.

So far, 33 extinguishers have been distributed to current residents. The remainder will be distributed in the fall and winter as owners return to their units.

When you receive yours, review the **RACE/PASS word safety tips on 1) fire discovery, and 2) operating an extinguisher (*Pull the pin* on our extinguishers)**. See p. 6 of this **Connection** for a [RACE/PASS poster](#) to print and locate next to your extinguisher.

The **National Fire Protection Association** [recommends \(on p. 10-48\)](#) that, "If a fire starts in your residence, get people out of the house and call the fire department; then use a fire extinguisher." And, "when fighting a residential fire, keep near a door that can be used as an escape route."

Our vendor, [All Florida Fire Equipment Company](#), will take all of our old, outdated extinguishers. A date for collection of old extinguishers will be communicated to everyone once it has been established.

We're planning to schedule an Orchid Cove visit by the vendor one day in March 2017 to re-certify all extinguishers. All owners will be notified well in advance with any pertinent information. If you're not available, we'll ask that you set your extinguisher outside your unit for access.

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## Single Stream Recycling



Manatee County will convert its recycling pickup from the current two separate blue bins to a single-stream recycling cart. **The County will drop off new 64-gallon carts during the WEEK of AUGUST 29** and will begin using them the week

after their distribution. Cart dimensions: 27"x24"x41.5".

**If you do NOT wish to keep your old blue bins for other uses**, place them at the curb on the next recycling collection day following the new cart delivery, and they will be picked up.

For units vacant during this time period, owners **MUST** make arrangements with someone to have the cart moved from the curb to inside their garage. **Let John Yilmaz know if you can't make arrangements.**

### Options:

- If you **DON'T** want to recycle, you can call MCUD at 941-792-8811 and have the cart picked up. But, they hope everyone gives the carts a 90-day trial.
- If you want to opt out immediately, you must call MCUD at least two weeks prior to August 29: call 941-792-8811 and press the \* key to opt out. However, if you change your mind down the road, you can call and have one delivered.

For more info, you can go to Manatee County's website page for [Single Stream Recycling](#) or click on the following links for:

- [A description of the program and what's recyclable](#)
- [Answers to frequently-asked questions](#)

## Roof tiles

When [Gorilla Kleen](#) did the power roof washing, its workers noticed that certain tiles were slipping down a bit. A roofing company inspected the problem and discovered those tiles had been installed incorrectly by the builder. It will cost an estimated \$1,800 to correctly

anchor those tiles. However, the company said that, overall, our roof tiles are in excellent condition and should last another 30-40 years. **We like that news!**



## Treasurer's Report

See the Argus Management/Orchid Cove website for the [complete 6/30/16 financial statement](#). The big, one-time expenses so far this year have been:

- Power washing the roofs, driveways and sidewalks (non-budgeted), and
- Tree trimming (under-budgeted, so also used part of mulch budget. Volume of mulch was reduced.)

Assets	June 30, 2016
Checking Account	\$139,083
Reserve Accounts	240,638
Other Assets & Receivables	5,443
<b>Total Assets</b>	<b>\$385,164</b>

Income and Expenses	Jan. - Jun. 2016
	<b>Budget</b> <b>Actual</b>
Income	\$49,433      \$50,382
Expenses	49,433      56,495
<b>Jan. - Jun. 2016 Net Income (deficit)</b>	<b>(\$6,113)</b>

## TARA MASTER ASSOCIATION

The Tara Boulevard landscaping project may be completed by the time you receive this edition of the **Connection**. Begun on June 1, the work was done in sections, and includes a new irrigation system in addition to the **new trees and shrubs.** ➔



(Continued on next page)



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Orchid Cove owners have received a couple of broadcast messages from the TMA Board (by email from Resource Property Management). They gave updates on progress and explained the reasons for removing the existing **Crape Myrtle trees and the Washingtonia palm trees**.

You can login to the [TMA website](#) and, under **Communications**, review those messages.

Funding for the project has come from the TMA Common Replacement Fund – members are **NOT** facing a special assessment.

## Rules and Regulations Review

As you may recall, the new [Rules and Regulations](#) (R&R) were approved at the Feb. 24, 2016 Board meeting and went into effect 30 days later. Specific sections of the new R&R will be reviewed in this and future editions of the **Connection**.

This month, we're highlighting the section on **Unit Leases** (copied below). Take special note of the requirements listed 1 – 5. Owners proposing to lease their units **must provide** [written application](#) to the Board (including a copy of the lease and a \$100 processing fee) at least 20 days prior to the proposed leasing.



Following is the full section from the R&R.

### ***Unit Leases***

*No unit may be leased more than twelve (12) times in a calendar year. There shall be no maximum length of a lease, but all leases for more than a year shall be deemed to include a provision reserving the right of the Association to approve or disapprove the continuance of the lease at annual intervals. No subleasing or assignment of lease rights by the lessee is permitted.*

*No lease may be for a period of less than thirty (30) days. Occupancy is only by lessee and family. An owner intending to lease his unit shall give the Association*

*[written notice](#) at least 20 days prior to the proposed transaction with the name and address of the proposed lessee, a copy of the proposed lease and any other information which the Board of Directors may require.*

- 1. Lease applications are to be submitted to the Association Manager and require a \$100.00 processing fee to be used for a background check and may be waived for repeat lessees.*
- 2. [Application forms](#) are available at the Association Management website.*
- 3. All leases must be in writing and only entire units may be leased.*
- 4. All applications are to be approved by the Board of Directors.*
- 5. All lessees must follow all Rules and Regulations and must be supplied a copy.*

## DID YOU KNOW?

### Upcoming Elections

Florida-registered voters can vote in one of three different ways:

- At the polls on the election days
- [Early by mail](#)
- [Early at the Lakewood Ranch location](#)



See p. 7 of this **Connection** for [details](#).

### Florida Road Rangers

A division of the FDOT, the [Florida Road Rangers Service Patrol](#) provides motorists with **FREE** highway assistance services. Services can include: providing a limited amount of fuel, and assisting with tire changes and other types of minor emergency repairs. **For Road Ranger assistance, dial \*347 (\*FHP).**





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## Welcome to New Residents

Roslyn Rollo moved into Unit 7522. She's originally from Ohio and has moved to this area to be closer to her son. Welcome, Roslyn!

**Road Construction on 1-75** continues in our vicinity. See the following FDOT website pages for info on:

- The [diverging diamond](#) interchange at University Parkway. Sign-up [here](#) to receive **weekly FDOT updates** via email and/or text message alerts via email.
- [I-75 upgrades between Fruitville Road and University Parkway](#)
- [I-75 widening from University Parkway to SR 64](#) (including [reconstruction of the I-75/SR 70 interchange](#)).

## Manatee County E-Scrap Collection

Dates for E-scrap collection (FREE) include August 6 at the Palmetto Fairgrounds and August 20 at the Lena Road Landfill. See p. 8 of this **Connection** for [details](#).

## COMMUNICATIONS COMMITTEE

Monthly publishing of the **Connection** will resume in November.



Can you offer some content for our newsletter? Forward **any** good stuff (examples: info on a vendor you've used; photos/bio info on new residents; maybe a favorite recipe) to any member of the **Communications Committee**:

- Kim Loskota, chair, at [KLoskota@comcast.net](mailto:KLoskota@comcast.net)
- Jennifer Zigre at [JZigre@yahoo.com](mailto:JZigre@yahoo.com)
- Dave Loskota at [DLoskota@comcast.net](mailto:DLoskota@comcast.net)

If you don't already receive the **Connection** by email, fill out and submit the [authorization form](#) on p. 9.

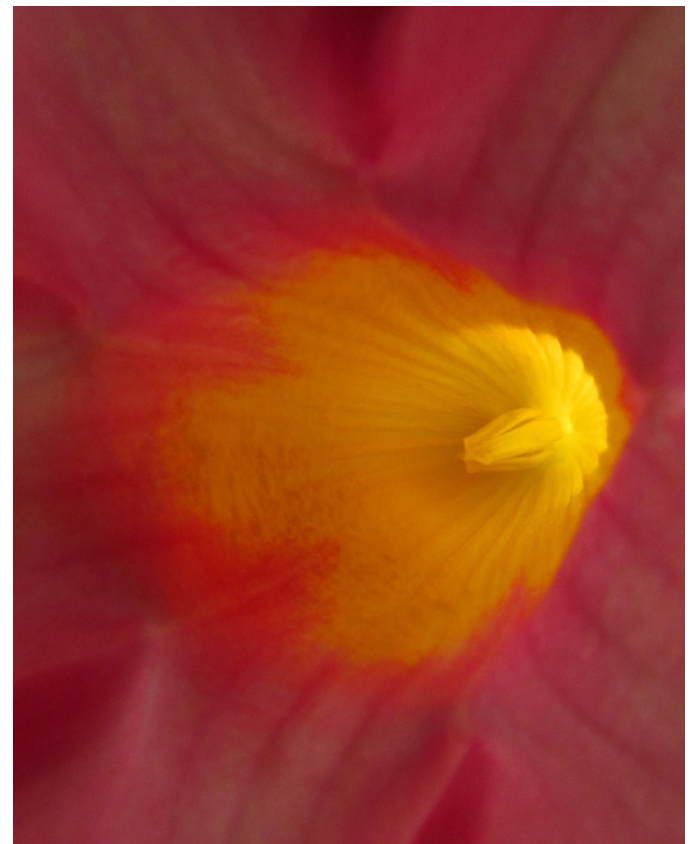
## LANDSCAPE COMMITTEE

All the new plants/trees that were installed in April are doing well. However, we do have a dead oak tree on the border of our neighborhood along Wingspan Way. The Committee – **Kim Strub, Colleen Kleysen, and Kim Loskota, chair** – is currently determining the next phase of shrub and tree planting, possibly in the fall if money is available.

## PHOTO CORNER

### Photo Contest – Yellow Ribbon Winner

By Beth Strub



Ah, summer, what power you have to make us suffer and like it.

--Russell Baker



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## New Crape Myrtle Trees – Tara Boulevard

By Beth Strub



Baseball is 90% mental and the other half is physical.

--Yogi Berra



### Orchid Cove Board Members 2016-17

Gayle Vogel, President

[grvogel@earthlink.net](mailto:grvogel@earthlink.net)

941-758-0654

Kim Loskota, Secretary

[kloskota@comcast.net](mailto:kloskota@comcast.net)

612-327-1120

Kim Strub, Treasurer

[Kimstrub@gmail.com](mailto:Kimstrub@gmail.com)

712-899-2869

\*\*\*\*\*

### Argus Property Management

2477 Stickney Point Road Suite 118-A

Sarasota, FL 34231

[www.argusmgmt.com](http://www.argusmgmt.com)

John Yilmaz, Orchid Cove Property Manager

[hasanjohn@argusmgmt.com](mailto:hasanjohn@argusmgmt.com)

941-927-6464

\*\*\*\*\*

Links: [Orchid Cove Documents](#)

[Preferred Vendor List](#)

[Owner Information Form](#)

[Rules & Regulations](#)

[Tara Preserve CDD](#)



# Healthcare Fire Safety

There are **four** essential steps to take if you discover a fire:

**R**



**Rescue**  
anyone in immediate  
danger of the fire.

**A**



**Alarm**  
Activate the nearest fire  
alarm **and** call  
your fire response  
telephone number.

**C**



**Contain**  
fire by closing all  
doors in the fire area.

**E**



**Extinguish**  
small fires. If the fire  
cannot be extinguished,  
leave the area and  
close the door.

**You should know:**

- Locations of nearest fire extinguishers and alarm pull boxes
- The fire location - room number and building
- All fire exits in your work area

## How to properly operate a Fire Extinguisher

**P**



**Pull**  
the pin, release a  
lock latch or press a  
puncture lever.

**A**



**Aim**  
the extinguisher at the  
base of the fire.

**S**



**Squeeze**  
the handle of the fire  
extinguisher.

**S**



**Sweep**  
from side-to-side at the  
base of the flame.

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# All Registered Voters Can Vote By Mail! Vote at Home!

## Request a Vote By Mail Ballot

Any registered voter can sign up to Vote By Mail

- Call 941-741-3823 or
- Email a request including your date of birth to [Info@VoteManatee.com](mailto:Info@VoteManatee.com) or
- Fill out the form on the reverse side and mail it in the envelope provided

Not registered to vote? Call today for information: 941-741-3823 or visit [www.VoteManatee.com](http://www.VoteManatee.com) to fill out and print an application.



Name: \_\_\_\_\_

Date of Birth: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ (Month/Day/Year) Phone: \_\_\_\_\_

Manatee County Residence Address: \_\_\_\_\_

\_\_\_\_\_ Address

City State Zip

Select elections for which you are requesting a Vote By Mail ballot:

- ☐ All Elections through 2018 ☐ Primary Election, August 30, 2016  
☐ General Election, November 8, 2016 ☐ Other \_\_\_\_\_

Voter's Signature \_\_\_\_\_

Date \_\_\_\_\_

**NOTE: Vote By Mail ballots cannot be forwarded. If you would like it mailed somewhere other than your Manatee County residence, please provide that address below.**

\_\_\_\_\_ Address

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ City

\_\_\_\_\_ State Zip

## 2016 Election Dates

Election	Election Date	Last Day to Register
Primary Election	August 30, 2016	August 1, 2016
General Election	November 8, 2016	October 11, 2016

### Early Voting dates:

- Primary Election: August 20 through 27
- General Election: October 24 through November 5

### Nearest Early Voting location:

- [Lakewood Ranch Town Hall, 8175 Lakewood Ranch Blvd., Lakewood Ranch](#)



**MANATEE COUNTY E-SCRAP COLLECTION IS FREE  
FOR RESIDENTIAL RESIDENTS**

**For your convenience, Manatee County has established an E-Scrap Collection  
for residents to dispose of:**

- |   |                          |                                   |
|---|--------------------------|-----------------------------------|
| * Table Top Copiers   | * Monitors               | * Televisions                     |
| * Terminals   | * VCR'S                  | * Table Top Printers              |
| * Keyboards   | * Cell Phones            | * Central Processing Units (CPUs) |
| * Fax Machines  | * Scanners               | * DVD Players/Recorders           |
| * CD Players  | * Personal Audio Systems |                                   |
| * Small Computer Peripherals (Mouse, Cables, Game Hardware, etc.) |                          |                                   |

**In addition to the above, the following small appliances will be collected:**

Microwaves, Hair Dryers, Digital Cameras, Battery Chargers, Irons

SEE REVERSE SIDE FOR DETAILS

**MANATEE COUNTY RESIDENTIAL E-SCRAP COLLECTION DATES FOR AUGUST**

<u>Date</u>	<u>Location</u>	<u>Hours</u>
<b>August 6, 2016</b>	<b>Palmetto Fairgrounds 1303 17<sup>th</sup> St. W., Palmetto</b>	<b>9:00 a.m. - 3:00 p.m.</b>
	(Enter off of 14 <sup>th</sup> Avenue West across from Church on the Rock Only)	

*\*Small businesses may utilize this site but must call in advance for specific information. A charge will be assessed to the small business and must be paid on site to the collector.*

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Household Hazardous Waste/E-Scrap is collected on the 3<sup>rd</sup> Saturday of each month from 9:00 a.m. to 3:00 p.m. at the Lena Road Landfill, located off SR64 just East of I75. Lena Road is the third traffic light after the interstate. Turn right at the light (3333 Lena Road, Race Track gas station). Special accommodations can be arranged for physically disabled persons by calling 941-798-6761 prior to the collection date.

**Manatee County Utilities Department \* 941-798-6761 \***  
[www.mymanatee.org/hhw](http://www.mymanatee.org/hhw) or [www.mymanatee.org/escrap](http://www.mymanatee.org/escrap)



If you would like to receive the **Connection** newsletter by **email**, fill out this form and return it to John Yilmaz at Argus Management. **If you're a renter**, provide your name, unit no., phone and email. Thanks!

## **Orchid Cove Condominium Association, Inc.**

In order to provide the best possible service, please complete this form with your current information. We need this information to make sure our files are accurate and that you receive all correspondence from Argus Property Management, Inc. and Orchid Cove Condominium Association matters.

You may **return the information** via the following:

Email: [hasanjohn@argusmgmt.com](mailto:hasanjohn@argusmgmt.com)

Fax: 941-927-6767 – Attn: John

Mail: John Yilmaz  
Argus Property Management  
2477 Stickney Pt Rd Ste #118A  
Sarasota FL 34231

**Owner Name(s):**

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**Orchid Cove Address:**

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**Mailing Address:**

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Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

If you would like to receive Association correspondence electronically, please provide an Email Address: \_\_\_\_\_

If the occupants of the Orchid Cove address are renters, please provide their name(s) and phone number below. Please send us an updated lease if it has expired.

Renter Name(s): \_\_\_\_\_ Unit No. \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

