



# Orchid Cove Connection



November  
2016

## COMMUNITY EVENTS

### Orchid Cove Board Meetings



Preserve Community Center –  
6:00 pm

November 18	March 16
January 17	April 19
February 16	

### Tara CDD Board Meetings

Preserve Community Center – 9:00 am

November 15	February 28
December 27	March 28
January 24	April 25

### Tara Master Association Board Meetings

1:00 pm – 3:00 pm

- November 17 – Preserve Community Center
- January 26 – Tara Golf & Country Club
- February 23 – Preserve Community Center

### Orchid Cove Community Pool Social

- November 17 – BYOB and a dish to share

### 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:

- Nov. 3 – [Ella Minnow Pea: A Progressively Lipogrammatic Epistolary Fable](#) by Mark Dunn
- Dec. 1 – [A Man Called Ove](#) by Fredrik Backman (easy, fun read – lots of reserves at the library)
- Jan. 5 – [Hotel on the Corner of Bitter and Sweet](#) by Jamie Ford
- Feb. 2 – [Disclaimer](#) by Renee Knight

Keep checking out events on your TV at Channel **196**, dedicated to the Preserve.

## 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. New extinguishers have been purchased for each unit.

Our vendor, [All Florida Fire Equipment Company](#), will take all our old, outdated extinguishers.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.

### Links to Inside Contents

#### Orchid Cove Board Notes

- [Treasurer's Report](#)
- [Roof Tile Repair](#)
- [Rules and Regulations Review](#)
- [Did You Know?](#)
- [Welcome to New Residents](#)
- [Upcoming Election November 8](#)
- [Tara Master Association](#)
- [Tara CDD Elections](#)
- [Road Construction on I-75](#)

[Landscape Committee](#)

[Garbage/Recycling Collection](#)

[Communications Committee](#)

[Experience with Service Providers](#)

[Photo Corner](#)

[Board/Argus Contacts; Website Links](#)

[Election: Voting Details](#)

[Owner Information Form](#)

[TMA 2016 Annual Meeting and Election Procedures](#)

When you come to a fork in the road, take it.

--Yogi Berra



# Orchid Cove Connection



**November  
2016**

## Treasurer's Report

See the Argus Management/Orchid Cove website for the [complete 9/30/16 financial statement](#).

Assets	September 30, 2016
Checking Account	\$148,460
Reserve Accounts	246,838
Other Assets & Receivables	558
<b>Total Assets</b>	<b>\$395,856</b>

Income and Expenses	Jan. - Sept. 2016
	<b>Budget</b> <b>Actual</b>
Income	\$74,149      \$74,725
Expenses	74,149      75,581
<b>Jan. - Sept. 2016 Net Income (deficit)</b>	<b>(\$856)</b>

The Association is catching up on the net income deficit balance: only -\$856 on Sept. 30 vs. -\$6,113 on June 30. Orchid Cove currently has \$177,000 invested in CDs. We plan to meet with the Argus auditor to discuss additional investment possibilities and timelines that comply with the regulations governing Orchid Cove.

## Roof Tile Repair

When [Gorilla Kleen](#) did the power roof washing earlier this year, 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 the slipping tiles. We received two bids for the work. At its meeting on Oct. 19, the Board approved an award to **Reliant Roofing**, using reserve funds for the repair. The corrective work was completed on Oct. 26-27.



Reliant Roofing said that, overall, our roof tiles are high-quality and in excellent condition, and the roof should last longer than we've been estimating.

## 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 looking at the **Right of Entry** section, which reads as follows:

*"As stipulated in the Declaration of Condominium, 'The Association has the irrevocable right of access to each unit at reasonable hours as may be necessary for maintenance, repair or replacement of any Common Elements therein, or accessible therefrom, or at any hour for emergency repairs necessary to prevent damage to the Common Elements or to another unit.' Therefore, it is imperative that the Association has a key to the unit or has on file a person or contact who has a key and access code (for security systems) who may be contacted to gain access to your unit and avoid breaking into the unit in emergencies."*

Since many of our owners are seasonal residents, the need for right of entry has become apparent several times lately for community-wide actions:

- Cleaning of dryer vents
- Distribution of new recycle carts
- Distribution of new fire extinguishers (and the future annual inspections of them)

The Board, therefore, has decided that **keys will be collected for each unit** and will be stored in a fail-safe manner to carefully limit and protect access.

The concepts currently under consideration:

*(Continued next page)*



# Orchid Cove Connection



November  
2016

- **Code the keys** (but not with the unit address) for storage in a lock-box, accessible only by our Property Manager and a single designated Board member. **Store the key codes remotely** from the lock box. Do not divulge the box location.
- Argus Property Manager John Yilmaz would have access to the keys for non-emergency maintenance. The designated Board member's access would be limited to emergency situations and times when the Property Manager is not readily available.

A final plan will be discussed at the next Board meeting.

## DID YOU KNOW?

### Welcome, New Residents!

**Michael Campbell** recently moved into **Unit 7630**.

**Bob and Audrey Roe** moved into **Unit 7518** in May. Audrey is from England; Bob from Connecticut. They met in Paris and have been married for 51 years. They have a daughter and 2 grandkids (boy and girl). Chloe, their cat, enjoys spending time on their lanai.

Audrey enjoys swimming, used to play tennis, and acted in plays. Bob is a golfer. The couple lived in Connecticut until they moved to Florida 13 years ago. They resided in other communities around Sarasota prior to Orchid Cove.

### Upcoming Election Nov. 8

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

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

See p. 6 of this **Connection** for [details](#).



### Tara Master Association 2017 Election

The TMA has three vacancies on its Board of Directors. The Board has chosen to operate with the current number of directors until the next election (next spring).

Prior to the 2017 annual meeting, a notice will be mailed to all members of the TMA, informing them of the date, time and place of the annual meeting, along with instructions for qualifying for the board. That notice will include a blank form – *“Notice of Intent to be a Candidate for the Board of Directors.”*

Submit that form along with your resume/information sheet, and you will be placed in the running for the election. Details are laid out in the TMA's **2016 Annual Meeting and Election Procedures** (copy attached).

### Tara CDD Election

There are five seats on the Board of Supervisors:

- |                  |        |                     |
|------------------|--------|---------------------|
| • Dave Woodhouse | Seat 1 | Nov 2014 - Nov 2018 |
| • John Schmidt   | Seat 2 | Nov 2012 - Nov 2016 |
| • Dan Powers     | Seat 3 | Nov 2014 - Nov 2018 |
| • Michael Dyer   | Seat 4 | Nov 2012 - Nov 2016 |
| • Joseph Mojica  | Seat 5 | Nov 2014 - Nov 2018 |

At the November 8 election, Seats 2 and 4 are up for election to four-year terms. To vote, you must be a resident of the Preserve and a registered voter with Manatee County. The candidates for Supervisors are:

- Seat 2 - **Eugene J. Rado, John Schmidt**
- Seat 4 - **George Darby Connor, Larry G. Dick, Valentina Hawks**

For information on each candidate, visit the [Manatee County Supervisor of Elections website](#) and scroll down to **Tara CDD**.

**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](#)

(Continued next page)



# Orchid Cove Connection



November  
2016

- [I-75 widening from University Parkway to SR 64](#) (including [reconstruction of the I-75/SR 70 interchange](#)).

## LANDSCAPE COMMITTEE

The Landscape Committee (**Kim Strub**, **Colleen Kleysen**, and **Kim Loskota, chair**) met on October 20 to finalize 2016 Phase 3 shrub and tree planting recommendations.

On October 19, our Board met with two vendors being considered for our 2017 landscaping contract (a roughly \$20,000 annual expense):

- [Westcoast Landscape & Lawns](#)
- [Florida Lawnpros Inc.](#)

Recommendations will be made for contract award at the November Board meeting. Under our 2016 contract, landscaping services (mowing, shrub trimming, etc.) are currently provided every other week until Spring.

## GARBAGE/RECYCLING COLLECTION

There will be no residential garbage or recycling collection on:

Thursday, Nov. 24 – Thanksgiving Holiday

Monday, Dec. 26 – Christmas Holiday observed

Monday, Jan. 2 – New Year's Holiday observed

All collections will be one day later for the remainder of the week for each of these holidays.

## COMMUNICATIONS COMMITTEE

The Communications Committee is currently working on the creation of **Welcome Packets** that will be given to new residents. It will contain such basic information as:

- Association forms; rules & regs
- Property Manager info
- Cable TV details, and much more

Monthly publishing of the **Connection** has resumed and will continue through May, 2017.



Can you offer some content for our newsletter? Forward any good stuff (examples: info on a vendor you've used; photo of community wildlife; 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 the page 7 of this edition. Past issues of the **Connection** are available on the [Orchid Cove page](#) of the Argus Management website.

## EXPERIENCE WITH SERVICE PROVIDERS



**Reminder:** If you've used a vendor that you'd like to recommend, please forward the following pertinent info to Dave Loskota at [DLoskota@comcast.net](mailto:DLoskota@comcast.net):

- The company name and phone no., and contact person info if available (name/phone/email)
- Briefly describe what the company did for you and when, how you rate their services and cost (0-5 stars), and whether you'd use them again

*(Continued next page)*





# Orchid Cove Connection



November  
2016

Your information will be published in the next **Connection** and added to our [Preferred Vendor List](#) on the Orchid Cove website. We will keep adding to the list whenever you want to offer new info on service providers.

## PHOTO CORNER

### Backward Knees?

By Beth Strub



The difference between stupidity and genius is that genius has its limits.

--Albert Einstein



### 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](#)

# **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.



**2016 Election Day: November 8, 2016**

**Voting Location: The Preserve Community Center**

(Click on the [links](#) below for more info)

**Vote by Mail:** All ballot requests must be received by 5:00 pm Wednesday November 2

- **Vote-by-Mail Ballot Request by:**
  - Phone: 941-741-3823
  - Email: [Info@VoteManatee.com](mailto:Info@VoteManatee.com) (please include your date of birth in the email)
- **Vote by Mail Ballot Request** – to complete ballot request online
- **Vote By Mail Ballot Request Form** – to print, complete, then mail or fax back to:
  - Michael Bennett, Supervisor of Elections PO Box 1000, Bradenton FL 34206-1000
  - FAX: (941) 741-3820

**Early Voting** dates: October 24 through November 5

**Nearest Early Voting location:**

- **Lakewood Ranch Town Hall, 8175 Lakewood Ranch Blvd., Lakewood Ranch**

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.**

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 the Board of Directors on 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):**

---

---

**Orchid Cove Address:**

---

**Mailing Address:**

---

---

---

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: \_\_\_\_\_



## TARA MASTER ASSOCIATION

### 2016 ANNUAL MEETING AND ELECTION PROCEDURE

#### Election Policy

The election of directors shall be held at the annual meeting of the members. One ballot may be cast for each TMA property. The member who casts that ballot is entitled to vote for no more nominees than the total number of vacancies to be filled. Election shall be by plurality of the votes cast.

#### Procedure

A Candidate Intent Form shall be included with the First Notice of Annual Meeting, which Notice shall be sent to all members sixty (60) days prior to the Annual Meeting. Candidates shall submit the Candidate Intent Form no later than **forty (40)** days prior to the date of the Annual Meeting. If desired, a one-page Information Sheet may also be submitted no later than **thirty-five (35)** days prior to the date of the Annual Meeting.

A Second Notice of Annual Meeting shall be sent to all members thirty (30) days prior to the Annual Meeting. The Notice shall include:

- Second Notice of Annual Meeting
- Proxy/Ballot with date for submission, including owner's name, property address, and identification number for identification purposes
- Candidate Information Sheets, if any
- Pre-printed Return Envelope including owner's name, property address, and identification number on the label for identification purposes as well as a stamp indicating that a Tara Proxy is enclosed.

The sealed pre-printed return envelope containing the Proxy/Ballot may be returned to Resource Property Management (RPM) in one of the following ways: via the U.S. Postal service; hand delivered to the RPM office at 2025 Lakewood Ranch Blvd., Suite 203, Bradenton FL 34211; hand delivered at the Annual Meeting between 8:30 and 9:30 AM, prior to the commencement of the Meeting; by electronic transmission when special circumstances warrant and when pre-arranged with the management company; by placement in a locked ballot box at a location or locations to be determined by the Board. Ballots received by all these methods will be placed in the central locked ballot box at the RPM office. **If the number of candidates does not exceed the number of vacancies for the TMA Board, locked ballot boxes and election monitors/counters (described below) will NOT be required or utilized. In such a case, proxies will be collected to ensure that a quorum is achieved.**

Once the proxy/ballot envelopes are mailed, per TMA policy, the TMA Secretary will file a certificate confirming that the "envelopes have been delivered or mailed to each unit owner or owners at the address last furnished to the Tara Master Association, as such address appears in the books for the Association" or to an email address, if requested by the owner(s). A photocopied list of the address labels used to mail election materials and a written list of the names and emails of all members who were (a) sent election materials electronically and/or (b) from whom proxy/ballots were received electronically will serve as proof of address.



## **Ballot Box**

The Ballot Box(es) will be maintained at the office of Resource Property Management and other locations determined by the TMA Board. Two election monitors, one from Tara and one from The Preserve, will be appointed by the TMA Board President. Before the Proxy/Ballots are mailed to owners, each monitor will purchase one lock per box, and the locks will be placed on the Ballot Box(es). The TMA will reimburse the monitors for the cost of the locks. The dual locks will ensure that the Ballot Box(es) may only be opened in the presence of both Election Monitors and that no one else will have access to the Ballot Box(es).

## **Replacement Ballots**

Owners who do not receive their proxy/ballot via regular mail must contact the property management company to receive an official replacement. (Duplicates of another member's blank proxy/ballot will not be accepted.) Replacement proxy/ballots may be returned via regular mail, email, or fax. Proxy/Ballots may also be hand delivered the morning of the Annual Meeting prior to the commencement of the meeting.

## **Electronic and Other Methods of Returns**

Owners who, for whatever reason, do not have the ability to return their proxy/ballot via regular mail in time to be received prior to the Annual Meeting, will be afforded the opportunity to return them electronically. Any owner wishing to submit a proxy/ballot by any means other than returning the original proxy/ballot envelopes must follow the procedure as follows:

1. Contact the property management for the following documentation:
  - a. a copy of the proxy/ballot, including owner's name, property address, and identification number for identification purposes; and
  - b. a copy of the Affidavit of Authenticity that must accompany the Proxy/Ballot when being returned electronically or by any other means.
2. Have the Affidavit of Authenticity notarized (or equivalent when outside the United States).
3. Return via email, fax or other means the properly executed proxy/ballot and notarized Affidavit of Authenticity prior to the date of the Annual Meeting.

## **Election Monitors**

In its advisory capacity, the TMA Communications Committee shall submit the names of members from both Tara and The Preserve who might serve as Election Monitors. At a regular meeting about thirty-five (35) days prior to the Annual Meeting, the TMA President shall appoint one monitor from Tara and one from the Preserve to these positions. The Election Monitors will be of no relation to any candidate running for the Board. If such a relationship is determined to exist, the President will rescind the appointment and select a replacement from the same part of the community.

The Election Monitors shall establish the time/s each week to unlock the ballot box and perform the following tasks:

- Verify the envelope identification code matches the names on the registration list, highlighting the addresses on the registration list.
- Collate and bind envelopes by street and house number.
- Return bundled envelopes to the ballot box.
- Record the date and the beginning and ending times on the Ballot Removal Affidavit.

By virtue of their duties, Election Monitors have privileged information that they are obligated to keep confidential. They may not share with RPM staff, TMA members, or any other interested parties any election information, including, but not limited to, who has voted, how many votes have been cast, or how many votes have been cast from different parts of the community. Election Monitors may NOT solicit candidate votes.

In the unlikely event that lack of a quorum is possible, the Election Monitors will notify the manager, who will then send electronic communications to ALL unit owners requesting that they return their Proxy/Ballots. In no event, however, may the manager solicit votes for particular candidates.

### **Election Counting Committee**

In its advisory capacity to the TMA Board, the TMA Communications Committee shall recommend to the Board a list of TMA members from both Tara and the Preserve to serve as ballot counters at the Annual Meeting. At a regular meeting about thirty-five (35) days prior to the Annual Meeting, the TMA board shall appoint an Election Counting Committee comprised of an equal number of Tara and Preserve members. The Election Monitors and Community Association Manager shall inform these committee members of their responsibilities and the process of counting votes.

### **Counting Procedure**

The Election Counting Committee shall be divided into teams of two, with each team composed of one Tara and one Preserve member.

Election Monitors shall open the ballot box. They shall provide each counting team with a tally sheet and a bundle of proxy/ballots. Each team shall perform the following tasks:

1. Open the envelopes and determine if any ballots are duplicates. Set all duplicate proxy/ballots, along with their envelopes, aside and ask an election monitor or management employee to pick them up for validation.
2. Count and record the number of remaining envelopes.
3. Separate the ballots from the envelope and bundle these along with the earlier dated duplicates.
4. Verify that each ballot is signed by a property owner and has votes for no more candidates than there are vacancies. Ballots with questionable validity shall be set aside to be validated by the Election Monitors and Community Association Manager.
5. Proceed with counting, recounting and recording results as instructed by the Election Monitors and Community Association Manager.

After all tallies have been turned over to the Election Monitors by the counting teams, the Election Monitors and Community Association Manager shall determine the validity of those ballots in question. Their decision shall be final.

The Election Monitors will tally and re-tally the valid votes. When both tallies are confirmed to be identical, the monitors and the manager will sign the Final Vote Tally.

The Community Association Manager will announce the election results when the Annual Meeting is reconvened.