



# Orchid Cove Connection



## COMMUNITY EVENTS

### Orchid Cove Board Meeting

April 19 – 6:00 pm

Preserve Community Center

The next meeting will be  
in October.



### Orchid Cove Pool Social

April 12 – 4:30 pm to ?

Bring an appetizer or dessert to share and your own  
beverage. Remember – no glass containers, please!

### Tara Master Association Board Meetings

- April 27 – 9:00 am @ TGCC Clubhouse
- May 25 – 9:00 am @ Preserve Community Center

### Book Club

First-Thursday Monthly – 3:30 pm

Tara Preserve Golf Clubhouse

The upcoming dates/books are:

- April 6 – [The Boys in the Boat](#) by Daniel Brown, *4.7 out of 5 stars*
- May 4 – [To the Bright Edge of the World: A Novel](#)  
by Eowyn Ivey, *4.6 out of 5 stars*



**Kentucky Derby Party at the Preserve  
Clubhouse**

**Saturday, May 6, 2015 5:00PM**

**Post time TBA**

**FREE ALL WELCOME!**

**Wear Your Kentucky Derby Hat and Your  
Favorite Stable Colors**

**There will be prizes for the best hats**

**BYOB and a dish to share**

**(Mint Julips will be available)**

*For more information call Barbara Pfaff at 908-230-1159*

### CDD Board Meetings

Preserve Community Center – 9:00 am

- April 25
- May 23

### Tara Preserve Wine Socials

- First-Wednesday Monthly – 6:00 pm
- Preserve Community Center
- Please bring a bottle of wine to share, wine glasses  
for yourself, and an appetizer or dessert to share.

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

## Links to Inside Contents

Orchid Cove Board Notes

- [Treasurer's Report](#)
- [Director Certification](#)
- [Garage Sale](#)
- [Rules and Regulations Review](#)
- [Did You Know?](#)

- [Tara Master Association](#)
- [Extended Leave](#)
- [E-scrap Collection](#)
- [Recycling – Why?](#)
- [Meter Reading Reminder](#)

[Road Construction on I-75](#)

[Landscape Committee](#)

[Photo Corner](#)

[Orchid Cove Recommended Vendors](#)

[Communications Committee](#)

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

[Seasonal Leave Checklist](#)

[Owner Information Form](#)

## ORCHID COVE BOARD NOTES

### Painting the Buildings Update

[Siesta Key Décor](#) is washing/painting the exterior of the  
Orchid Cove buildings. The final phase of work –  
painting the front doors, garage doors, stairs, handrails,  
and concrete entry pads – is nearly done.

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# Orchid Cove Connection



To ensure everything is completed as expected, a final walk-around will be scheduled with the vendor before final payment is made.

If you want to pay Siesta Key Décor to do your lanai, speak with them directly. If you decide to do the lanai painting yourself, **buy the correct paint at Scott Paint, 6713 E. SR 70.** Tell them you're from Orchid Cove.

## Treasurer's Report

See the Argus Management/Orchid Cove website for the **complete 2/28/2017 financial statement.**

Assets		February 28, 2017
Checking Account		\$169,741
Reserve Accounts		201,788
Other Assets & Receivables		10,975
<b>Total Assets</b>		<b>\$382,504</b>

Income and Expenses		Jan. – Feb. 2017
	Budget	Actual
Income	\$16,685	\$17,149
Expenses	16,685	11,932
<b>Jan. – Feb. 2017 Net Income</b>		<b>\$5,217</b>

## Director Certification

Our Board Members Kim, Gayle, and Patti attended the Florida Condominium Director DBPR Certification Course on March 21, provided by the Law Offices of Wells|Olah. All three directors received Certificates of Completion.

The course was very beneficial for all of us, as we learned details about Operations, Competitive Bids and Contracts, Budgets and Reserves, and Financial Reporting. The presenter, John Wells, stayed after the seminar to answer many questions from attendees, which also helped us with further clarification on these topics.

## Garage Sale

Several residents participated in the March 4 garage sale. They enjoyed quite a bit of traffic and sold a bunch of stuff! We hope that even more folks will take part next year.



## RULES AND REGULATIONS REVIEW

Specific sections of the [Rules and Regulations](#) (R&R) will be reviewed in this and future editions of the **Connection**.

This month, we're highlighting the **Vehicles** section, which reads as follows:



### Vehicles

No commercial vehicles, campers, boats, trailers of any kind are permitted. Unserviceable or non-registered vehicles must be kept within your garage, not in driveways or on the street. Owners are responsible for cleaning-fluid stains on sidewalk and driveways, and damage to shrubs, lawns or irrigation systems caused by their vehicle negligence.

If you have any questions, contact our Argus Property Manager, John Yilmaz. If you have a suggestion for a new rule or revision to an existing rule, contact a Board member.





# Orchid Cove Connection



## DID YOU KNOW?

### Tara Master Association

The Annual TMA Meeting was held on March 30. This year, the number of persons running for the Board was equal to the number of vacancies to be filled. Accordingly, the new Board members are Charlie Viani (Vice President) and Ed Porter (Secretary). The other Board members include:

- John Leone – President
- Dwight Beranek – Treasurer
- Mario DelVicario – Director

After years of service, President Randy Kraft and Director Karen Clark have now left the Board. They did much to improve relations among board members and between TG&CC and Tara Preserve in general.

[Earth Works Landscape Management](#) is the TMA's new landscape services contractor.

### Extended Leave

Getting ready to head back to your "other" residence? Hoping the snow's melted? That temps are back at the "light jacket" stage? Well, as you prepare to depart, see the attached [Seasonal Leave Checklist](#) from Argus Management for residents who leave our neighborhood for extended periods of time.

### E-Scrap Collection

The term "[E-Scrap](#)" describes consumer electronic equipment that is no longer wanted. It does **NOT** include household hazardous waste. On **Saturday April 22**, Manatee County will take your E-Scrap from 9:00 am – 3:00 pm at the Utilities Complex at 4410 – 66<sup>th</sup> St. W, Bradenton. You can also drop it off any Mon-Sat from 9:00 am to 5:00 pm at the Lena Road Landfill. To get there from SR 64, turn right at the third traffic light east of I-75 and continue south to 3333 Lena Road.



### Recycling – Why?

Why? Because it's the right thing to do. For example, recycling aluminum cans saves 95% of the energy needed to produce new cans from new material. Recycling one ton of newspaper can save 17 trees. Plastic can take hundreds of years to break down in a landfill. But recycled plastic can be used to make such items as clothes, carpets, bottles, lawn and garden products, and much more. Thus, recycling helps to extend the useful life of something that has already served its initial purpose by enabling its transformation into new, usable products.

Recycling is nothing more than breaking old habits. The County's done its best to make it easy for us with **single-stream recycling**: a single collector cart → that holds all types of recyclables (but **NO** plastic bags, Styrofoam, yard waste or garbage).



### Meter Reading Reminder

Periodically check around your water meter (it's at the backflow preventer) to keep the area open. Clear access to your water meter allows the County to efficiently collect readings for billing, turn the water on and off, and repair or replace the meter.

## ROAD CONSTRUCTION ON I-75

**Lots going on in our vicinity.** Click on the following FDOT website pages for the latest on:

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



An interesting [article in YourObserver.com](#) online points out that the **noise wall for this project** is to be constructed only on the west side of I-75.

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# Orchid Cove Connection



FDOT guidelines for cost and proximity do not validate a noise wall for the **east side**. However, **FDOT engineers say that homes more than 300 feet from a noise barrier do not experience noise reductions** because the sound refracts over and around the walls. We should therefore be aware that the noise wall to be constructed on the west side near Orchid Cove may not be equally quieting for all of us. Construction on this stretch of I-75 is expected to begin sometime in 2018.

## Other projects:

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

## PHOTO CORNER

### Neighborhood Bobcat

By Al Nyland



*Keep the screen-door closed!!*

## LANDSCAPE COMMITTEE

The Landscape Committee (**Kim Strub**, **Colleen Kleysen**, and **Kim Loskota**, Chair) met on March 30 and will present a report at the next Board meeting.

You may have noticed that the hibiscus around the pool were recently severely pruned. The trimming – a calculated risk – was undeniably needed as the shrubs have become over-grown/mature. Hopefully, they will come back strong but, if not, replacement is the normal next step anyway for such aged plants.

## ORCHID COVE RECOMMENDED VENDORS



If anyone has used a vendor which they'd like to recommend, please forward pertinent information to Dave Loskota at [DLoskota@comcast.net](mailto:DLoskota@comcast.net):

- The company name and phone no. (and contact person info if available)
- 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

The [Recommended Vendors list](#) will be updated on the Orchid Cove website whenever you offer new info on a **service provider** (either a new vendor or one that's already listed). Any new information will also be posted in the next **Connection** newsletter.





# Orchid Cove Connection



## COMMUNICATIONS COMMITTEE

### Can you offer some content for this newsletter?

A favorite recipe? A cool wildlife photo? Info on a community event coming up? We'd love to print it! Send your contribution to a member of the

**Communications Committee:**

- **Dave Loskota**, chair, at [DLoskota@comcast.net](mailto:DLoskota@comcast.net)
- **Kim Loskota** at [KLoskota@comcast.net](mailto:KLoskota@comcast.net)



If you don't already receive the **Connection** by email, fill out and submit the [authorization form](#) attached to this edition. Past issues of the **Connection** are available on the [Orchid Cove page](#) of the Argus Management website.

### Recipe to Try!

#### Joan's Famous Goulash

- 1 C. elbow macaroni
- 1 medium onion
- 1 lb. hamburger
- 1 ½ tsp. salt
- 1/4 – 1/2 tsp. pepper (to taste)
- 1/2 - 3/4 tsp. chili powder
- 1 can (16 oz.) baked beans
- 1 can (10 oz.) Campbell's tomato soup



Brown hamburger, pour off the grease, and transfer to a casserole dish. Dice and fry onion in oil; add to hamburger. Add macaroni to boiling water, cook for 7 minutes, and drain. Add to hamburger, along with all the rest of the ingredients. Mix thoroughly with a spoon, cover and bake for 40 minutes at 350 degrees. In the alternative, microwave on high for 15- 20 minutes, stirring 2 -3 times. Eat with peanut buttered bread!

Serves 4-6

Preparation time: 15 minutes



If only God would give me some clear sign! Like making a large deposit in my name at a Swiss Bank.

--- Woody Allen

### Orchid Cove Board Members 2017-18

**Kim Loskota**, President  
[kloskota@comcast.net](mailto:kloskota@comcast.net)  
612-327-1120

**Patti Balogh**, Secretary  
[pjb54@comcast.net](mailto:pjb54@comcast.net)  
734-340-2734

**Gayle Vogel**, Treasurer  
[grvogel@earthlink.net](mailto:grvogel@earthlink.net)  
941-758-0654

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**Argus Property Management**  
2477 Stickney Point Road Suite 118A  
Sarasota, FL 34231-4067  
[www.argusmgmt.com](http://www.argusmgmt.com)

**John Yilmaz**, Orchid Cove Property Manager  
[hasanjohn@argusmgmt.com](mailto:hasanjohn@argusmgmt.com)  
941-927-6464 ext. 112

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Links: [Orchid Cove Documents](#)  
[Welcome Packet for New Residents](#)  
[Orchid Cove Recommended Vendors](#)  
[Owner Information Form](#)  
[Rules & Regulations](#)  
[Orchid Cove Responsibility Matrix](#)  
[Tara Preserve CDD](#)

# Orchid Cove Condominium Association, Inc.

## Seasonal Leave Checklist

We understand that several unit owners use Orchid Cove as a second home, leaving their condominiums vacant for long periods of time. Below are some preventative measures that owners can take prior to leaving for the season. Please feel welcome to use this checklist as a tool to help protect your Orchid Cove home while you're away.

- |                                                                                                                                       |                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Shut off main water valve to unit and/or shut off valves to: <input type="checkbox"/> <i>water heater</i>    | <input type="checkbox"/> Replace A/C filter and check overflow                                      |
| <input type="checkbox"/> <i>toilets</i> <input type="checkbox"/> <i>sinks</i> <input type="checkbox"/> <i>washing machine</i>         | <input type="checkbox"/> Check windows and doors to be sure that all are secure                     |
| <input type="checkbox"/> Close sink drains                                                                                            | <input type="checkbox"/> Place toilet seats down and seal or place heavy object on the toilet seats |
| <input type="checkbox"/> Turn off water heater                                                                                        | <input type="checkbox"/> Turn off refrigerator ice maker and empty ice bin                          |
| <input type="checkbox"/> Verify that a neighbor or nearby relative has a key to your unit, in case of emergency                       | <input type="checkbox"/> Unplug lamps, toaster, coffee maker                                        |
| <input type="checkbox"/> Turn on and leave A/C on; set your thermostat to a maximum temperature of 80 degrees and dehumidistat to 60% | <input type="checkbox"/> Turn off circuit breakers to washer, dryer, water heater                   |

It's always a great idea to have a neighbor, relative, friend or the like periodically check your unit.

**If you have someone checking your unit, please have them review the items below.** Additionally, you may want to check with your private insurance carrier to see if there are any conditions on having a unit inspected when vacant for a period of time. Some individual policies have exclusions if the unit is not checked every couple of weeks. Your insurance agent will be able to review your policy and provide you with any details needed for your protection.

- ☐ Check pipes for water above and below cabinets and/or any other water intrusion in unit
- ☐ Verify that A/C is working and filter is clean
- ☐ Check dishwasher for any leaks or standing water
- ☐ To help avoid any odor from the pipes, run water through the pipes including sinks and toilets.
- ☐ If above is completed, be sure to turn shut off valve(s) again
- ☐ Check refrigerator for operation
- ☐ Check water heater for leaks and verify that it is turned off

If you are leaving for the season, have a great trip and we will see you upon your return. We appreciate your help in protecting your home at Orchid Cove in the best manner possible.

**John Yilmaz, Orchid Cove Property Manager**  
**Argus Property Management**

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

## Orchid Cove Condominium Association, Inc. Owner Information Form

To receive 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.

**Return the information** via one of the following:

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

Fax: 941-927-6767 – Attn: John Yilmaz

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:** \_\_\_\_\_



