



Orchid Cove Connection



November
2017

COMMUNITY EVENTS

Orchid Cove Board Meetings

Preserve Community Center,
6:00 pm

Nov. 15	Jan. 18
Feb. 16	Feb. 28 (Annual Meeting)
Mar. 22	Apr. 19



Orchid Cove Pool Socials

Once a month, pool area

Saturday, November 11 – 4:00 pm

Come and socialize with your neighbors! Bring a beverage of your choice (remember, no glass containers allowed in the pool area) and some appetizer or dessert to share. Notice will be posted on the bulletin boards.

Tara Master Association Board Meeting

The TMA Board is tentatively planning a **2018 budget hearing Nov. 30 at 1:30 pm**, at the Tara Golf and Country Club clubhouse. To confirm, check the calendar on the [TMA website](#).

Book Club

First Thursday, Monthly – 3:30 pm

Preserve Community Center

No book or book club meeting for November.

CDD Board Meetings

Preserve Community Center – 9:00 am

Nov. 28	Dec. 26
Jan. 23	Feb. 27
Mar. 27	

Tara Preserve Wine Socials

First Wednesday, Monthly – 6:00 pm

Preserve Community Center

Bring a bottle of your favorite wine (or beer/soda/water if you don't drink wine – all are invited!) and some appetizer or dessert to share. Plastic cups will be available or bring your own wine glass.

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

ORCHID COVE BOARD NOTES

Oct. 18 Board Meeting

Several topics were discussed at the Board's October 18 meeting:

- It appears that some current as well as new residents are **not** aware of or are **not** following the rules regarding BBQ grills. **Grills are NOT permitted.** Our Rules & Regulations clearly state:
"Due to county and local fire codes, charcoal grills, gas grills and propane tanks are prohibited." And further, *"Please note: after the Rules & Regs were approved on 11/23/15, the East Manatee Fire Rescue District issued a letter dated 3/17/16 stating that the use of electric grills on the lanai or within 10 ft. of the building is also prohibited."*

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- We have renewed our contract with [Atlas Insurance](#) for our Association's property insurance. The premium for 2018 actually decreased a bit. Our deductible is still 2% of the value of each 4-unit building. If you need a certificate of insurance, please contact **Sheri Deer** at Atlas Insurance – Phone: 941-552-4138; email: sdeer@atlasinsuranceagency.com.

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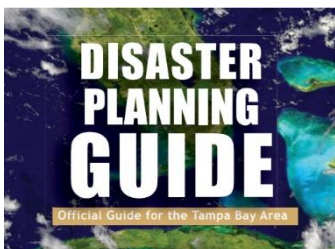


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- Although our community luckily weathered **Hurricane Irma** with minimal damage, there are many issues our residents need to address prior to future storms. For some help, **Manatee County's website** has a section that's worth reading on [What to do as a Hurricane Approaches](#). The **Tampa Bay Regional Planning Council** also posts a [Disaster Planning Guide](#) on its website for the Tampa Bay Area, which includes Manatee County. Click on the [link](#) or [image](#) to download the Guide. The [Manatee County Evacuation Zone Map](#) is also posted on this website.
- We plan to have a speaker, **Donald Caillouette**, at our January Board meeting to talk about hurricane survival. He may also comment on hurricane shutter alternatives. Don wrote the book, [The Ultimate Hurricane Survival Guide](#).
- Some lower unit residents apparently had trouble attaching **hurricane shutters** to their windows. We hope to have a speaker attend a future Board meeting to discuss options (only those that are allowed by ARC).
- Our **Landscape Committee** will soon meet to assess tree loss from Irma and make recommendations to the Board for replacements. Five orchid trees were downed along Wingspan Way, and one Royal Palm tree was damaged badly enough to require removal.
- We are obtaining bids from new vendors for **pool janitorial/cleaning services** for 2018. The current vendor is not meeting service expectations.
- Some residents suggested the **pool deck** may need re-painting. They suggested that installing gutters on the NW and NE sides of the pool building might help prevent pool deck and sidewalk stains from rain running off the roof.
- 2018 investment planning** will be discussed in detail at the November 15 Board meeting.



2018 Budget

On October 27, the Board met with Argus Property Management in a working session to draft a proposed budget for 2018. There will be an open discussion and approval of the budget at the Board's November 15 meeting.

The proposed budget will be mailed to residents two weeks prior to the meeting.

Road Repairs and Re-sealing

On our street, Marsh Orchid Circle, some minor surfacing repairs were made in September, prior to the seal-coating done in October. Other than for some rain interruption, all went well. No cars had to be towed! Street maintenance is finished for at least a few years, complete with re-painted striping for our off-street parking areas.

Treasurer's Report

See the Argus Management/Orchid Cove website for the [complete 9/30/2017 financial statement](#).

Assets	September 30, 2017
Checking Account	\$158,106
Reserve Accounts	218,735
Other Assets & Receivables	393
Total Assets	\$377,234

Income and Expenses	Jan. – Sept. 2017	
	Budget	Actual
Income	\$75,085	\$76,415
Expenses	75,085	\$68,546
Jan. – Sept. 2017 Net Income		\$7,869

WELCOME NEW RESIDENTS

There are **New Owners** in Orchid Cove at units:

- 7606 – Joy Garrison**
Joy is originally from Virginia and moved here with Lillie, her white Bichon Frise dog.

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- **7510 – Lynn & Maurice Houlihan**

Lynn, originally from upstate NY, works as a nurse at a local rehab center. Maurie, originally from Chicago, is retired from banking. They have two cats, Lilly and Raylan.

- **7556 – Silvana Bencomo & Buck Britton**

Born in Venezuela, Silvana has been a resident of FL since the age of 7. She works for Chase Bank. Buck is from Weatherford, a city just west of Ft. Worth, TX. He's a hitting coach for the Baltimore Orioles' single A team. They both enjoy running and skateboarding – just staying active! Milah, their miniature Australian Shepard pup, keeps them on the move.

This is the first home they've owned, and they moved here from St. Petersburg for the peace & quiet. They plan to be married this December 17!

Welcome, all, to Orchid Cove!

ROAD CONSTRUCTION ON I-75

Information on the upcoming I-75 widening, noise-wall and interchange project is posted on these FDOT websites:



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

On Oct. 19, FDOT held a public information workshop at Manatee Technical College. The noise wall for Orchid Cove and other residential areas adjacent to I-75 has been approved for inclusion in the overall project.

Project Schedule

- **Design complete:** Spring 2018
- **Construction start:** Summer 2018
- **Construction duration:** up to three years
- **Construction cost:** \$107 Million (est.)

Get your facts first, then you can distort them as you please.

-- Mark Twain

DID YOU KNOW?

Holiday Garbage Schedule

Our regular day for garbage collection would normally be Friday, November 24, the day after Thanksgiving. However, because of Thanksgiving, our garbage will instead be collected **Saturday, November 25.**

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, or 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 sidewalks and driveways, and for any 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 RECOMMENDED VENDORS

If anyone has recently used a vendor which they'd like to recommend, please forward pertinent information to **Dave Luskota** at DLuskota@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.

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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.

COMMUNICATIONS COMMITTEE

The Communications Committee has recently updated documents that will soon be posted on our [website at Argus Management](#):

- [Welcome Packet for New Owners](#)
- Orchid Cove Lease Application Form
- Orchid Cove Purchase Application Form



Can you offer some content for this newsletter? We'd love to print it! Send your contribution to a member of the **Communications Committee**:

- Dave Loskota, chair, at DLoskota@comcast.net
- Kim Loskota at KLoskota@comcast.net

PHOTO CORNER

Morning Sky Before Hurricane Irma

By Beth Strub



Happy Thanksgiving!



Orchid Cove Board Members 2017-18

Kim Loskota, President
kloskota@comcast.net
612-327-1120

Patti Balogh, Secretary
pjb54@comcast.net
734-340-2734

Gayle Vogel, Treasurer
grvogel@earthlink.net
941-758-0654

Argus Property Management
2477 Stickney Point Road Suite 118A
Sarasota, FL 34231-4067
www.argusmgmt.com

John Yilmaz, Orchid Cove Property Manager
hasanjohn@argusmgmt.com
941-927-6464 ext. 112

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

(Note to Owner or Renter: If you would like to receive the **Connection** newsletter [distributed only by email], be sure to provide your name, unit no., phone and email address, and return this form to John Yilmaz at Argus Property Management).

Orchid Cove Owner/Resident 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.

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

Email: 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 Unit No. _____

Mailing Address (if different from Orchid Cove address):

Home Phone: _____ **Cell Phone:** _____

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

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

Renter Name(s): _____ **Unit No.** _____

Phone: _____ **Email:** _____

