



# Orchid Cove Connection

January

2018

## COMMUNITY EVENTS

### Orchid Cove Annual Membership Meeting

**March 22 – 6:00 pm – Preserve Community Center**  
Board member elections will take place at this meeting. You will receive written notice at least 60 days prior to the meeting.



### Orchid Cove Board Meetings

**Preserve Community Center – 6:00 pm**

<b>January 18</b>	<b>March 22</b>
<b>February 16</b>	<b>April 19</b>

### Orchid Cove Pool Socials Schedule

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

- **Saturday, January 13** – 4pm
- **Tuesday, February 20** – 4:30pm
- **Wednesday, March 14** – 4:30pm
- **Saturday, April 14** – 4:30pm

### Orchid Cove Community-wide Garage Sale

**March 11 – 8:00 am to 2:00 pm.** Get it on your calendar! More details to come in February.

### Tara Preserve Wine Social

**January 3 (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.

### CDD Board Meetings

**Preserve Community Center – 9:00 am**

<b>January 23</b>	<b>February 27</b>	<b>March 27</b>
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## Book Club

**First Thursday, Monthly – 3:30 pm**  
**Preserve Community Center**

**Feb. 1 – [A Gentleman in Moscow](#)** by Amor Towles, rated 4.7 out of 5 stars

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

## 2017 RECAP – PRESIDENT'S COMMENTS

By Kim Loskota

**2017 was a busy year at Orchid Cove!** The Board of Directors voted to complete many projects that were necessary and important to keep our community looking fabulous and improve our property values. I've heard many people outside our neighborhood comment on how beautiful our community appears and that it looks brand new! Let's keep it looking great!



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Thank you to our residents for their patience during some of the projects and to our vendors for helping us maintain Orchid Cove as a great place to live. We also had seven new owners purchase units in Orchid Cove!



Here's a monthly recap of the projects that were completed in 2017:

**January** – Palm tree trimming to prepare for painting of buildings.

**February** – Irrigation system repairs; 300 cement donuts installed around sprinkler heads. Buildings power-washed to prepare for paint project.

**March-April** – All buildings, doors, garage doors, stairwells, pool deck and pool gate painted.

**April** – New exterior lights installed on lower level unit entryways; new locks installed on pool gates; new concrete splashguards installed for improved drainage. All landscape beds mulched, including shrub beds along Wingspan Way.

**May** – Exterior garage lights painted (for free! by **John Benanti**). Annual fire sprinkler system inspection. Annual backflow preventers inspection.

**July** – Insurance appraisal of community. Miscellaneous roof repairs.

**August** – Storm debris clean-up following flooding rain storm.

**September** – Hurricane-damaged trees and stumps removed.

**October** – Driveways, sidewalks and walkways pressure-washed. Marsh Orchid Circle roadway seal-coated and all parking striping newly painted.

**November** – Overgrown vegetation at perimeter of our community cut back to improve appearance and access for mowers. Miscellaneous roof repairs.

**December** – Two orchid trees planted on Wingspan Way to replace the orchid trees lost in the hurricane. All Orchid trees fertilized. Old hibiscus plants removed from around pool perimeter and replaced with new ixora shrubs. Replaced sod damaged from storm debris.

## ORCHID COVE BOARD NOTES

### Upcoming Orchid Cove Board Elections

At the **Orchid Cove Annual Membership Meeting** – *now scheduled for March 22, 2018 at 6:00 p.m. at the Tara Preserve Community Center* – an election will be



held to fill all three positions on the Board of Directors. Board members serve a 1-year term. You will receive **written notice** of this meeting at least 60

days prior to the meeting from Argus Property Management, along with the **form to complete** if you want to be a candidate. No experience is required. **If you're interested in serving on the Board, please volunteer to run for election! Completed forms must be returned by February 10 to Argus Property Management.** And be sure to return an informational sheet on yourself as well. Call John Yilmaz at Argus if you want the form early or have any questions.

### Treasurer's Report

See the Argus Management/Orchid Cove website for the **complete 11/30/17 financial statement.**

Assets	November 30, 2017
Checking Account	\$143,800
Reserve Accounts	218,952
Other Assets & Receivables	15,933
<b>Total Assets</b>	<b>\$378,685</b>

Income and Expenses	Jan. – Nov. 2017
	<b>Budget</b> <b>Actual</b>
Income	\$91,770      \$93,454
Expenses	91,770      84,625
<b>Jan. – Nov. 2017 Net Income</b>	<b>\$8,829</b>





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## January 18 Board Meeting Speaker

**Just a reminder:** Donald Caillouette will speak at our January Board meeting about hurricane emergency preparedness. Don wrote the book, [The Ultimate Hurricane Survival Guide](#).

## TARA MASTER ASSOCIATION ASSESSMENT

(The following information was received in a 12/21/17 TMA email to TMA Owners). **The annual TMA assessment will increase from \$466.76 for 2017 to \$808.81 for 2018.** This increase for 2018 is mostly due to a new Comcast/Xfinity bulk contract that will take effect **May 1. This new cable TV contract will include, for the first time,**

### Internet service:

Blast Internet with a modem/router, as well as **upgrades** to our current Digital Starter Pack as shown below. For each household, the new contract will provide:

- ✓ 130+ television channels
- ✓ 3 Xfinity boxes (1 master, 2 companions)
- ✓ DVR availability in all rooms
- ✓ Voice-activated Xfinity remotes for each box
- ✓ HBO
- ✓ Blast Internet with 100 Mbps speed
- ✓ Modem/router
- ✓ Access to all Xfinity upgrades
- ✓ Free installation for 6 months

Here's an informative cost comparison showing how much we save on cable TV/Internet services provided through the TMA bulk contract:

- **Member's cost** - \$58.51 monthly through TMA (\$702.12 yearly), versus
- **Cost to replicate at retail prices** – \$110.94 monthly (\$1,331.28 yearly)

The TMA conducted a members' survey to see how many wanted Internet services included in our new bulk cable TV contract. Of the 795 responses received, 628 (79%) wanted Internet services added.



Due to a delay in the TMA budget adoption process, annual fee coupons were mailed the last week of December. The due date has been extended to Feb. 1.

## RULES AND REGULATIONS REVIEW

Specific sections of the new R&R will be reviewed in this and future editions of the **Connection**. This month, we're highlighting the **Facilities** section which reads as follows:



### "Facilities

1. All units shall be used for single-family purposes only (no businesses) and only one family per unit shall be allowed, as *family* is defined in the Declaration. Maintenance of the premises, pest control, and safety and security require that the Association have the appropriate information with respect to any occupants in the units. The telephone number of Argus Property Management is (941) 927-6464. Its fax number is (941) 927-6767, and its location is 2477 Stickney Point Road, Suite 118A, Sarasota, Florida 34231.
2. Each unit shall be used for residential purposes only and may not be used for any business or commercial purposes. The facilities of the condominium are for the exclusive use of association members, tenants, authorized guests, and guests accompanied by a member. Any damage to the common elements caused by any resident or his/her guests shall be repaired at the expense of the condominium unit's owners involved.
3. The total number of occupants per unit permitted to reside overnight shall not exceed six (6) adults.
4. Unless approved by the Board of Directors, no alteration of or improvement or addition to a unit shall be made, constructed, erected or installed which shall remove, in whole or in part, replace, reroute, or otherwise affect any column, bearing wall or partition, pipe duct, wire or conduit. No structural changes may be made in any unit without the prior written consent of the Board of Directors."

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.





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## DID YOU KNOW?

### Congratulations, Newlyweds!

Our neighbors **Silvana Bencomo** and **Buck Britton** (unit 7556) were married December 17! **Congrats** to them from all of us!



### New Orchid Trees

Two new orchid trees have been planted on Wingspan Way – one on each side of Marsh Orchid Circle – to replace those that were destroyed by Hurricane Irma. They look great! Here's one of 'em.



### Annual Pet Registration

Orchid Cove Rules & Regs require pet registration every year – here's the excerpt:

#### "Pets/Wildlife"

All pets must be registered with the property management **every year** (January 1<sup>st</sup> of each year). A unit owner or tenant, with the approval of the Board of Directors, may have two (2) small (40 lbs. or less) domesticated dogs or cats or other household pets. No reptiles, rodents, poultry, amphibians, exotic pets or livestock are permitted."

Send your pet(s) info to John Yilmaz, Property Manager ([hasanjohn@argusmgmt.com](mailto:hasanjohn@argusmgmt.com)).



## Schedule of Upcoming Renewals

- **Fire Sprinkler** inspection (May)
- **Fire Extinguishers** re-certification (March)
- **Back-flow Preventers** inspection (March)
- **Dryer Duct** cleaning – time yet to be determined

## Garbage/Recycling Collection

There be no residential garbage or recycling collection on **Presidents' Day, Monday, February 19**. For this day and any other applicable holiday occurring during regular collection days, collections will take place one day later for the remaining days that week. Regular collection days resume the following Monday.

## Website Under Re-design

The Argus website is currently undergoing a design update, so links to the Orchid Cove home page don't work. At this time, the completion date is unknown.

## EXPERIENCE WITH SERVICE PROVIDERS



This month, we have info to share on a **new vendor**, **Grout Busters**, provided by Kim & Beth Strub:

*"They cleaned our tile and re-colored the grout. They did a fantastic job and we'd recommend them to anyone. Call 941-549-3117."*



**Hey, we'd like YOUR input!** 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):

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- 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

Your information will be published in the next **Connection** and added to our [Recommended Vendors 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

### Scarily Beautiful

By Beth Strub



*Jellyfish at Mote Aquarium, on Halloween*

Prejudice is a great time saver. You can form opinions without having to get the facts.

-- E. B. White

## COMMUNICATIONS COMMITTEE

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



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

### 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 Purchase Application](#)

[Orchid Cove Lease 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](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 Unit No.** \_\_\_\_\_

**Mailing Address (if different from Orchid Cove address):**

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

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

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

