



Orchid Cove Connection



COMMUNITY EVENTS

Orchid Cove Community-Wide Garage Sale



Saturday April 2 – 8:00 am to 2:00 pm. This first-ever event in Orchid Cove has been promoted on the [Nextdoor Tara website](#). Details have been posted at the mail center and pool. Please keep items for sale on

your driveway or in your garage. They will **not** be allowed in the lined parking spaces, on the street, or on the sidewalks.

Orchid Cove Board Meeting



Tuesday April 12 – 4:00 pm at the Preserve Community Center

At this meeting, a third board member will be named.

Orchid Cove Pool Social

Thursday April 7 – 4:30 pm.

BYOB, and an appetizer or dessert to share.



Other Events at the Preserve Community Center

- **Wednesday April 6 – 6:00 pm. Wine/beer social.** Bring a wine (or beer) to share, and an appetizer or dessert to share.
- **Crafting Club** meets Mondays at 9:00 am.

Events at the Preserve Golf Clubhouse

- **Thursday April 7 – 3:30 pm. Book Club.** The book is [The Storied Life of A.J. Fikry](#) by Gabrielle Zevin.
- **Thursday May 5 – 3:30 pm. Book Club.** The book is [Brooklyn](#), by Colm Toibin.

Keep checking out events on your TV at Channel 196.

ORCHID COVE BOARD NOTES

Roof tiles

When Gorilla Kleen did the power roof washing, its workers noticed that certain tiles were slipping down a bit. The Board, through Justin, is in the process of having a roofing company inspect the problem and submit a repair bid.

Pool Janitorial Cleaning

Justin is in the process of getting bids for this work from Top Shelf, Maid to Perfection, Hallelujah Pools, and Southern. Cleaning includes the restrooms, pool deck, and furniture. He will also get a bid for a new digital gate lock from Top Shelf.

Pool maintenance

Pool chairs were discussed at the last board meeting. The board is continuing to look into costs for refurbishing and re-strapping pool chairs.

Links to Inside Contents

Orchid Cove Board Notes

- [Driveways and Walks Re-painting](#)
- [Treasurer's Report](#)
- [Tara CDD 1](#)

Did You Know?

- [Where Does Our Money Go?](#)
- [Single Stream Recycling](#)
- [Road Construction on I-75](#)
- [Extended Leave](#)

[Experience with Service Providers](#)

[Landscape Committee](#)

[Communications Committee](#)

[Photo Corner](#)

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





Orchid Cove Connection



Driveways and Walks Re-painting

Justin is soliciting quotes from Bayshore, Advanced Asphalt, and CTI Concrete for re-painting the stamped drives and walks. The bids will be used to

- 1) help the board decide what to do, and
- 2) help establish a budget item for future work.

Treasurer's Report

See the Argus Management/Orchid Cove website for the [complete 2/29/16 financial statement](#). The big one-time expenses so far this year have been:

- 1) power washing the roofs (non-budgeted) and
- 2) tree trimming (budgeted).

| Assets | Feb. 29, 2016 |
|----------------------------|------------------|
| Checking Account | \$121,672 |
| Reserve Accounts | 231,739 |
| Other Assets & Receivables | 13,256 |
| Total Assets | \$366,667 |

| Income and Expenses | Jan. - Feb. 2016 | |
|-------------------------------------------|------------------|------------------|
| | Budget | Actual |
| Income | \$16,477 | \$16,511 |
| Expenses | \$16,477 | 24,877 |
| Jan. - Feb. 2016 Net Income (Loss) | | (\$8,366) |

TARA CDD 1

Orchid Cove is part of the Preserve's 549-acre



Tara Community Development District (CDD) 1. Some of us know the CDD through **Field Manager** ← **Jim Kaluk**, who offices in the Preserve Community Center.

As stated on its [website](#), the CDD:

"...has constructed and is responsible for the maintenance of certain improvements, infrastructure and facilities within the District."

Next to bond payments, the CDD's largest expense is for maintaining CDD landscaping. It also takes care of 53 ponds; wells & irrigation; street lighting; the Preserve Community Center & pool; as well as the tennis and pickle-ball courts.

To fund its efforts, the CDD has authority to levy assessments that appear on our property tax statements. **For the years 2012 – 2015, our annual CDD fees remained unchanged at \$356/unit.**

Again from the CDD website:

"The budget process typically begins in the spring and concludes in the summer, after a public hearing to ensure resident participation.

.....

*"As part of this process, the District must annually adopt a proposed Operations and Maintenance Budget prior to June 15th and transmit the same to the Clerk of the Board of County Commissioners of Manatee County, Florida. After a minimum of 60 days after the submittal to the County, the District must conduct at least one **public hearing** to allow for public comment and testimony...."*

The CDD also publishes a newsletter, **CDD News**. The latest issue (March, 2016) was mailed to all residents. Quoting from its section on **Finances**:

*"The Tara CDD 1 was established in 1999. **Our community is now 17 years old. Much of the infrastructure is beginning to show its age and must be upgraded or replaced.***

*"During the last five years, we have been using the excess budget funds to reduce and maintain the CDD fees. We have now expended those excess funds, so to continue to maintain and improve our community, the **residents can expect a slight increase in the 2016-17 CDD fees.**"*

At its March 22 Board meeting, the results of the CDD's March 16 budget workshop were briefly discussed. It looks like the overall 2016-17 budget may increase by about 13%.

(continued on next page)



Orchid Cove Connection



Fee categories correspond to five types of lot sizes, and fees could increase approximately as shown below. However, **the 2016-17 numbers are preliminary** and will be discussed and finalized at future CDD meetings.

| Lot Size | Annual Assessment | | Increase for 2016-17 | |
|--------------|-------------------|----------|----------------------|-------|
| | Actual | Proposed | | |
| | 2015-16 | 2016-17 | \$ | % |
| Multi-Family | \$356 | \$384 | \$28 | 7.9% |
| Standard | \$826 | \$912 | \$86 | 10.4% |
| Deluxe | \$978 | \$1,079 | \$101 | 10.3% |
| Estates | \$1,243 | \$1,372 | \$129 | 10.4% |
| Golf Club | \$74,641 | \$78,341 | \$3,700 | 5.0% |

“Multi-Family” is how our condos are classified.

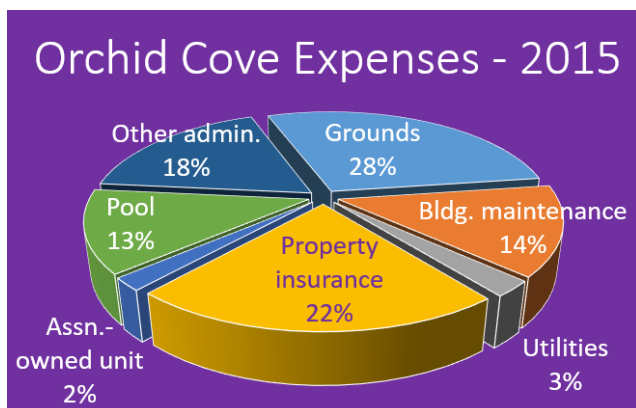
The next CDD meeting will be **April 26 at 8:45 am** at the Preserve Community Center. The budget may be discussed to some extent; the agenda is not yet out.

DID YOU KNOW?

Where Does Our Money Go?

For the **2015 calendar year**, Orchid Cove income (assessments, fees, rental income, interest, and other) totaled \$109,281.

Expenses totaled \$95,329. The pie-chart below shows a percentage breakdown of that total.



For more detailed information, see the [Dec 2015 financial report](#) on the Argus/Orchid Cove website.

Single Stream Recycling

Manatee County residents will see an improved recycling program later this year with the conversion to [Single Stream Recycling](#). All household recyclables will conveniently go into one, 64-gallon cart: there is no need to sort items into two bins!

Residents will receive their new 64-gallon carts during July/August/September

and will begin using them the week after being distributed. Seasonal residents away during this time period need to make



arrangements with a neighbor, relative or friend to have the cart moved from the curb to their home or garage. More detailed information will be available in the upcoming months [here](#) on the County's website. Also see the [attached flyer](#).

Road Construction on I-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](#)).

Extended Leave

See the attached [checklist of tips](#) from Argus Management for residents who leave our neighborhood for extended periods of time.

Always proof-read carefully to see if you any words out.
-- Anonymous



Orchid Cove Connection



EXPERIENCE WITH SERVICE PROVIDERS



This month, **Dave and Kim Loskota** are recommending a “house sitting” service provider, for use when your unit is vacant for extended periods:

[Tom and Nicole’s House Sitting Services LLC](#)

Bradenton (941) 735-8525 (cell) ★★★★★

Twice-monthly check-up inspection and email report on vacant premises. **Tom Hearn** (Tom and his wife Nicole are also [realtors](#)) provides these services to a number of Orchid Cove owners. Good work, fair price, easy to contact via cell phone/email.

If you’ve used a vendor which you’d like to recommend, please forward the following pertinent info to Dave Loskota at 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, and whether you’d use them again



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.

LANDSCAPE COMMITTEE

On March 16, nine plants which succumbed to the recent roof washing were replaced for free by Gorilla Kleen through its landscape contractor, Helmuth

Landscaping. If your unit received a new plant, please keep it watered regularly.

In the near future, **Westcoast Landscaping** will replace a number of crotons/hibiscus in the fronts of buildings with:

- 5 Mammy crotons
- 6 pink hibiscus
- 5 double peach hibiscus

Also in the near future, two holly trees will be replaced, at units 7646 and 7654.

The **Landscape Committee** is planning a volunteer effort to clean and re-paint the entry sign.

The Committee – **Kim Strub**, **Colleen Kleysen**, and **Kim Loskota**, chairperson – is currently determining the next phase of planting, possibly in the fall.

COMMUNICATIONS COMMITTEE

The **Communications Committee** has promoted the April 2 Community-wide Garage Sale on the Nextdoor Tara website. It should be fun!



Can you suggest some other content for this newsletter?

Forward **any** good stuff (examples: photos/bio-info on new residents; maybe a favorite recipe) to any

member of the **Communications Committee**:

- **Kim Loskota** at KLoskota@comcast.net
- **Jennifer Zigre** at JZigre@yahoo.com
- **Dave Loskota** at DLoskota@comcast.net

Encourage your neighbors (owners **and** renters) to fill out and send in the [form to provide an email address](#) (blank forms are also in the Connection box at the Mail Center) so we can email them the **Connection**.





Orchid Cove Connection



PHOTO CORNER

Fun at the March Pool Social



*Behind every great man is a woman rolling her eyes.
-- Jim Carrey*

Eagles' Nest

Near PDQ at SR 70 & I-75
By Kim Loskota



Orchid Cove Board Members 2016-17

Gayle Vogel, President

grvogel@earthlink.net

941-758-0654

Kim Loskota, Secretary/Treasurer

kloskota@comcast.net

612-327-1120

Argus Property Management

2477 Stickney Point Road Suite 118-A

Sarasota, FL 34231

www.argusmgmt.com

Justin Gonzalez, Orchid Cove Property Manager

justin@argusmgmt.com

941-927-6464

Links: [Orchid Cove Documents](#)

[Preferred Vendor List](#)

[Owner Information Form](#)

[Rules & Regulations](#)

[Tara Preserve CDD](#)

Orchid Cove Condominium Association, Inc.

Checklist for Vacating Condo

We understand that many 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 free to use this checklist as a tool to help protect your Orchid Cove home while you're away.

- _____ Shut off main water valve to unit and/or shut off valves to __water heater __toilets __sinks
- _____ Unplug water heater
- _____ Verify that a neighbor or nearby relative has a key to your unit, in case of emergency
- _____ Turn on and leave A/C on; set your thermostat to a maximum temperature of 80 degrees
- _____ Replace A/C filter and check overflow
- _____ Check windows and door to be sure that all are secure
- _____ Place toilet seats down and seal or place heavy object on the toilet seats

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

Justin Gonzalez, LCAM
Managing Agent for Orchid Cove

Single Stream Recycling and Carts are Coming to Manatee County In 2016!

Later this year, recycling collection at your curb will be greener, cleaner and improved. Featuring new, convenient rolling carts with the same reliable once a week service, it's time to...

Recycle All Together –
Recycle Right!

Coming
In
2016!

What is Single Stream Recycling?

It's the easy way to recycle! Instead of separating your recyclables into two containers, all recyclables can be mixed in your blue rolling cart. No more sorting! It's simple and convenient.

When will my cart for recycling be delivered?

The new Single Stream program will begin later in 2016. Your recycle day will remain the same. Your hauler will also remain **the same**. Specific information will be provided to you three to six months before your bin is delivered.

How will my cart be picked up?

Simply roll your cart to the curb and recycle trucks will do the heavy lifting of your recycling cart.

What can I place in the cart to participate and Recycle Right?

The items you once collected in two separate containers will now go all in one cart! The same items will be collected as before, such as:



Plastic Food and Beverage Containers and Bottles

Aluminum Cans



Steel Cans (Soup and Vegetable)

Glass Bottles and Jars



Milk and Juice Cartons

Newspaper, Office Paper, Magazines and Junk Mail



Fiberboard (Cereal, Cracker and Soda Boxes)

Flattened Cardboard



Recycle Right! Keep it Out of Your Cart – Items Not Accepted by Our Recycling Processor!

Manatee County will not accept plastic bags (return them to a grocer recycling program in your area), plastic film/wrap, greasy pizza boxes and other soiled paper, ceramics, large glass, rigid plastics such as toys and lawn furniture, and Styrofoam™. Your new recycle cart cannot be used for garbage!

What About My Yard Waste and Garbage?

Yard Waste and garbage collection will remain the same. Yard waste and garbage do not go in your new recycle cart.

Questions?

Let us answer them for you!
Visit www.myanatee.org/recycling
or call Manatee County Utilities Customer Service at 941-792-8811.



If you would like to receive the **Connection** newsletter by **email**, fill out this form and return it to Justin Gonzalez. **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: justin@argusmgmt.com

Fax: 941-927-6767 – Attn: Justin

Mail: Justin Gonzalez
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 names and phone number below. Please send us an updated lease if it has expired.

Renters' Names: _____

Phone: _____ **Email:** _____

