



Orchid Cove Connection



February
2016

COMMUNITY EVENTS

Orchid Cove Board Meetings



February 9 – 4:00 pm at the
Preserve Community Center

February 24 – 5:00 pm at the
Preserve Community Center

Annual board meeting and
election of 2016-17 Board
members.

**Orchid Cove Pool Social – February 15 – 4:30
pm.** BYOB, and an appetizer or dessert to share.

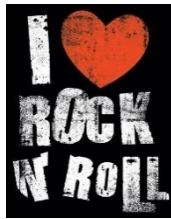
Valentine's Day Rock & Roll Pizza Night

February 14, 2016

6:00 pm – 10:00 pm

Tara Preserve Community Center

\$5.00 for two slices of pizza; bring
your own beverage



Please call **Ada Mojica**
for reservations at **941-727-8802**.
Leave your name, phone number,
address, and how many people
are coming.

Bring your dancing shoes!

Other Events at the Preserve Community Center

- **March 2 – 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 Clubhouse

- **March 3 – 3:30 pm. Book Club.** The book is [Sexy in Sarasota](#) by George C. King.

Events at the Preserve Golf Club

- **Preserve Ladies' Golf league** plays Tuesdays and Thursdays at 8:30 am. Contact **Sharon Rickerd**, President, at rickerd@aol.com for information.
- **Preserve Men's Golf league** – contact **Mike Linhardt** at fatshot52@yahoo.com for information.

Keep checking out events on your TV at Channel **196**.

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ORCHID COVE BOARD NOTES

Tree Trimming & Removal

The Board approved hiring **Dean's Tree Service** for trimming the palms, oaks and orchid trees, including the removal of select holly trees. This work was completed Jan. 28 – 29. Don't the trees look great again?!



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Rules and Regulations



At the January 14, 2016 Board meeting, there was a discussion of changes to the proposed rules and regulations. The Board approved them for mailing to members with the Board meeting notice at least two weeks before the February 24 meeting. If adopted at that meeting, the new rules & regs will go into effect 30 days later.

Pressure Cleaning

The Board approved hiring [Gorilla Kleen](#) to pressure-wash the roofs, interior and exterior of the gutters, driveways, sidewalks, walkways and parking curbs, as well as the pool deck. A notice will be sent to owners to plan for this work February 8 – 17. Some gutter exteriors have been stained by mold; the stain can't be removed. Thus, the gutters will need repainting, to be planned for a future time.

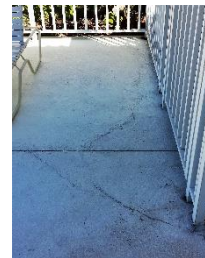
Driveway and Sidewalk Sealing

In the past, the sealing of driveways and sidewalks has been an individual owner responsibility. As the community's concrete wears with age, sealing becomes more important to retain the coloring and smooth texture of the surface. **Doing this work uniformly throughout the Association becomes important in maintaining everyone's property values.** The Board, therefore, has asked Justin Gonzalez to obtain pricing from a contractor to see how much it would cost if the Association did this work for the entire community. For such a large project, the cost per owner should be cheaper than if an owner got a price for just his/her own driveway/sidewalk. If you have comments, please contact a Board member.

Driveway Repair

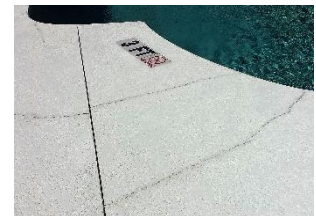
Significant slab settling/heaving of the concrete driveway at 7521 Marsh Orchid Circle has become a tripping hazard. Rather than replace the offending concrete, quotes were obtained for "mudjacking" – pressure-pumping cement grout underneath the settled slab, thus lifting it to match the level of the adjacent slab. A bid from [Atlantis Paving & Concrete](#) was approved by the Board.

Pool maintenance



Fixing cracks in and repainting the pool deck was again brought up by some of the owners at the January Board meeting. The Board will look into the cost and possible financing of this work. Owners are encouraged to

contact Board members about it. Justin Gonzalez will also obtain a price for converting the pool gate lock to a push-button combination lock.



Pool Chairs/Lounge Chairs



Yet to be decided is how to deal with lounge chair deterioration: re-strapping and frame powder-coating vs. replacement. Justin Gonzalez will obtain prices for both options. If the chairs are to be replaced, options to be considered

include strapped vs. mesh, and higher-sitting vs. standard-height lounge chairs. If existing chairs are to be repaired, the provision of loaner chairs will be important. Owners are encouraged to contact Board members with their thoughts.



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TMA Documents Revisions Approved

After three years of hard work, the **TMA's Amended and Restated Declarations** (48 pages) and **By-Laws** (15 pages) were approved by the TMA membership on January 15, 2016.

A copy was previously provided by the TMA to all members. However, if needed, one can be obtained from the [TMA website](#). Once logged in, click on **Community Information**, and then on **Governing Documents**.

Now, our Board will review the Orchid Cove Documents to ensure their compatibility with the changes in the TMA documents.

Extraordinary Maintenance



The community has expenses that don't occur annually, like roof washing and pool chairs/pool deck repair/repainting – “**extraordinary maintenance**” items. Their costs are usually less than is required for establishing a line item in the “**dedicated reserve.**” At the last meeting, it was suggested that line items in the **annual budget** be established for these extraordinary costs. That part of our annual dues for these line items could then be accumulated for when the work is actually done – often 3 – 4 years or longer down the road. The Board will research this idea.

Investments

Treasurer **Bob Semple** reported that he met with the Argus Management accountant for ideas on investing our cash. The best interest rate – 1.25% – is offered by [Cadence Bank](#) for a **13-month CD**, with no penalty for a one-time withdrawal. The Board approved investing **\$150,000** of Orchid Cove's reserve funds in this manner.

LOW RISK

Financial Summary

See the Argus Management/Orchid Cove website for the [complete 12/31/15 financial statement](#).

Assets	Dec. 31, 2015
Checking Account	\$133,656
Reserve Accounts	230,428
Other Assets	15,789
Total Assets	\$379,873

Income and Expenses	Jan. – Dec. 2015	
	Budget	Actual
Income	\$97,518	\$109,281
Expenses	97,518	95,329
2015 Net Income		\$13,952

LANDSCAPE COMMITTEE



In addition to the tree-trimming, Phase 2 work in 2016 will include replacement of **crotons** and **hibiscus** in the front of select units.



This work will be done following roof cleaning. Phase 3 efforts will be scheduled as the landscape budget permits.

Depending on cost, several holly trees may be replaced with new trees. Tree replacement choices and cost estimates will be made, and County approvals sought. Annual mulching will be done with less mulch in order to use some of the budgeted funds on tree replacements.



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DID YOU KNOW?

CODERED Weather Warnings

Ranging from **Siesta Key to Duette**, the **Manatee County tornadoes** in the early morning of Jan. 17 were both damaging and deadly. Orchid Cove is not far from a line connecting Siesta Key and Duette. So in hindsight, it's no surprise that a couple of our residents, who were signed up for the County's **CODERED Warnings**, received a text warning that a tornado could hit Marsh Orchid Circle!

If you're not signed up for these advance warnings, now is the time to do so. You can choose to be notified by text message and/or phone. Go to the [CODERED website](#) and sign up.

There are lots of options: you can choose to receive 1) **General** as well as the default **Emergency Notifications**, and 2) your choices of optional **Severe Weather Warnings**, by phone and/or text:

- Tornado
- Flash flood
- Severe thunderstorm
- Winter storm
- Tsumani



You can also download a **CODERED** app for your cell phone.

FPL Line Clearing

In the next few weeks, FPL will be performing line clearing in the Preserve, cutting branches in conflict with power lines. Owners were sent notices dated Jan. 16. We won't see anything happening in Orchid Cove, since we have no overhead power lines. But there'll be trucks and contractors in the area.

Road Construction on I-75 continues, to convert the University Parkway interchange to the new **diverging diamond** design. Sign-up [here](#) to

receive **weekly FDOT updates** via your choice of email or text message.

Information on **I-75 upgrades between Fruitville Road and University Parkway** is available at the [FDOT website](#). Estimated completion: Summer, 2017.

Information on **I-75 widening from University Parkway to SR 64** (including reconstruction of the **I-75/SR 70 interchange**) is also available, on [this page](#) of the FDOT website.

COMMUNICATIONS COMMITTEE

Login to [our updated website](#)! The **Communications**



Committee prepared an image and property description for the Orchid Cove home page of the Argus website. The Committee also prepared

the Orchid Cove page for Cable Channel 196, which lists Board members and scheduled Orchid Cove Board meetings.

It's nice to introduce new residents in the newsletter. And we're always looking for new info on contractors or vendors you've used recently, to add to the [Orchid Cove Vendor List](#).

Forward **any** good info you'd like to see published in the **Connection** 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](#) so we can email them the **Connection**.





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PHOTO CORNER

Everyone is BAAACK



A collage of our community, by **Beth Strub**.



Golf course wildlife highlights, by **Colleen Kleysen & Kim Loskota**



Happy Valentine's Day

Orchid Cove Board Members 2015-16

Gayle Vogel, President

grvogel@earthlink.net

941-758-0654

Kim Loskota, Secretary

kloskota@comcast.net

612-327-1120

Robert Semple, Treasurer

rgsemple@rogers.com

941-739-1718

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](#)

[Lease/Purchase Application Form](#)