



# Orchid Cove Connection



February  
2018

## UPCOMING BOARD ELECTIONS

At the **Orchid Cove Annual Membership Meeting – scheduled for March 22, 2018 at 6:00 p.m. at the Tara Preserve Community Center** – an election will also be held to fill all three positions on the Board of Directors. Board members serve a 1-year term. You should have received **written notice** of this meeting from Argus Property Management, along with the **form to complete (also attached)** 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 11 to Argus Property Management.** And be sure to return an informational sheet on yourself as well (by **February 16**). Call John Yilmaz at Argus if you have any questions.

## NEW COMMUNITY WEBSITE



The Argus Property Management website has undergone a re-design (and is technically still "under construction"). But, you can go to <http://argusmgmt.com/home> and select **CLIENT LOGIN**. Scroll down and click on **Orchid Cove**. Use password **orca** for the Orchid Cove page. On that page, you can download Association-specific documents in PDF format, available in four categories:

- **Documents**, containing:
  - Orchid Cove Documents
  - Orchid Cove Lease Application
  - Orchid Cove Purchase Application
  - Orchid Cove Rules & Regulations 1115
- **Financials**, containing monthly financial statements
- **Minutes**, containing minutes of past Board meetings

- **Other Documents**, containing:
  - Monthly **Connection** newsletters
  - Orchid Cove ARC form
  - Orchid Cove Recommended Vendors
  - Orchid Cove Responsibility Matrix
  - Owner Information Form
  - Welcome Packet for New Residents

There is also a calendar below the Documents area which we intend to use to show important Orchid Cove events, e.g. board meetings, equipment inspections, etc.

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HAPPY  
VALENTINE'S  
DAY ♥



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## ORCHID COVE BOARD MEETINGS

### Orchid Cove Annual Membership Meeting



**March 22 – 6:00 pm – Preserve Community Center**

Board member elections will take place at this meeting.

### Other Future Board Meetings

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

- **February 16.** A representative from **Atlas Insurance** (the Association's insurance company) will make a presentation at 5:00 pm, prior to the 6:00 pm meeting.
- **April 19**

## COMMUNITY EVENTS

### Orchid Cove Community-wide Garage Sale



**March 11 – 8:00 am to 2:00 pm.** Get it on your calendar! This third annual event in Orchid Cove will be promoted on a Facebook garage-sale page, and on the [Nextdoor Tara website](#). Details will be posted at the mail center and pool. Please keep items for sale on your

driveway or in your garage – **not** on the street, sidewalks, or the lined parking spaces. Participants last year sold most of what they had for sale – now that's encouraging!

### Tara Preserve Wine Social

**February 7 (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 an appetizer or dessert to share. Plastic cups will be available or bring your own glass.



### Orchid Cove Pool Socials



Once a month, come to the pool house and socialize with your neighbors! Bring an 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.

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

### Book Club

**First Thursday, Monthly – 3:30 pm**

**Preserve Community Center**

**March 1 – [Victoria & Abdul: The True Story of the Queen's Closest Confidant](#), by Shrabani Basu, rated 3.9 out of 5 stars**

### CDD Board Meetings

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

**February 27    March 27**

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

## ORCHID COVE BOARD NOTES

### Hurricane Preparedness

After our January Board meeting, **Donald Caillouette** spoke about hurricane survival. Don wrote the 2017 book, [The Ultimate Hurricane Survival Guide](#), in which he outlines reasons and recommendations for hurricane preparation – planning ahead for 1) the actual occurrence, and 2) the aftermath. In experiencing Hurricane Irma, for example, our community discovered – the “hard way” – the importance of being prepared to install hurricane shutters.



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A lot of us have heard the popular concept that the Indians of long ago determined that the Sarasota area is hurricane-resistant. **WRONG**, says Don. We are actually in the worst area of the state for storm surges.

As most of us know, the hurricane season runs six months – from June through November. Bad ones are predominant in August and September (Sept. 10 is the peak of the season). But they can come in June, too. And, cold fronts from the North coming our way in October/November can also be very bad for our area.

Don recommends that both the Association and individual residents make plans and communicate them to each other. His book contains recommended Association tasks and checklists, beginning with setting a schedule for developing a plan. Once in rough draft form, the plan should then be discussed and refined.

Some questions that everyone can think about in preparation for a potential hurricane:

- How best is resident contact handled?
- Should there be workshops for residents?
- How will residents address their health issues?
- Are shelters – and provisions – available? And,
- Those who go to shelters may not be able to leave when they want to.
- Are there friends or relatives to temporarily move in with? Are advance arrangements necessary?
- Can pre-printed materials be packaged and distributed, prior to the season?

## Tara Preserve Condo Associations Meeting

On January 20, members of our Board met with a group of their counterparts from four of the other Tara Preserve condo associations. In a very informative session, topics of mutual interest were discussed.

**Quarterly Dues was one of 'em:**

## Quarterly Dues Comparison

Here at **Orchid Cove**, our current quarterly dues are **\$698, up 7% from last year**. In comparison, here are the dues at the other Tara Preserve condo associations:

Preserve Condo Association	Number of Units	Quarterly Dues	
		2017	2018
Grand Oak	88	\$825	\$804
Palm Grove	52	\$775	\$775
Magnolia Crossing	52	\$710	unk.
<b>Orchid Cove</b>	48	\$652	\$698
Cedar Hollow	96	\$670	\$670
Cypress Strand	188	\$650	\$650

## Electric Grills

*The grill saga continues....* A **new** letter, dated January 3, 2018 and just received from the **East Manatee Fire Rescue District** (copy attached) states that ***"...the use and or storage of listed electric portable, tabletop grills, not to exceed 200 square inches (approx. 14" x 14") of cooking surface or other similar apparatus shall be permitted."*** For a size reference, the [George Foreman 12-serving indoor/outdoor electric grill](#) is 200 sq. in.

## Treasurer's Report

See the Argus Management/Orchid Cove website for the complete **12/31/2017 financial statement**.

Assets	December 31, 2017
Checking Account	\$144,892
Reserve Accounts	221,082
Other Assets & Receivables	14,415
<b>Total Assets</b>	<b>\$380,389</b>

Income and Expenses	Jan. – Dec. 2017	
	Budget	Actual
Income	\$100,113	\$101,820
Expenses	100,113	93,392
<b>Jan. – Dec. 2017 Net Income</b>		<b>\$8,428</b>

## Maintenance Items

**Mulch** was installed January 25, and will continue to be installed annually in January.

(Continued next page)



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**Dryer Vents** were last cleaned in 2015. They will be cleaned again this year (every three years). John Yilmaz is getting bids for the work, to be done in February.

**Backflow Preventer** testing will be done in March, a month earlier than last year. John will obtain bids.

**Fire alarms** and **sprinkler system** inspections will also be done in March, per bids to be solicited by John.

**Fire extinguishers** will also be inspected and re-certified in March. New last year, they must be recharged (or replaced) every six years.

## Astro-Guard Hurricane Fabric Presentation

Following the March 22 Board meeting, a representative from [Astro-Guard Hurricane Fabric](#) will make a presentation which will include/address:

- Ease of installation, cost, weight, ease of storage
- How insurance premiums might be impacted
- Samples of fabric for everyone, and
- A question/answer session at the end.

## DID YOU KNOW?

### Why Volunteer to Serve on the Board?



Our community is constantly looking for dedicated and communicative homeowners to join the Board of Directors. There are many reasons why your neighbors

volunteer to be a part of our Board. Below are 10 reasons **you** might view as important to serve on the Board:

1. To help protect your property values and maintain the quality of life we all expect in our community.
2. To address a problem you may perceive within our community.
3. To give back to our community and neighbors.
4. To be sociable, meet your neighbors, and make friends.
5. To advance your career and build your personal resume by demonstrating your leadership capacity and community volunteer service.
6. To have fun accomplishing things around our community together with your neighbors. Being on the Board doesn't have to be negative!
7. To get educated on the many facets of running a community association – e.g., getting familiar with the applicable laws and regulations; addressing maintenance and repair issues; and understanding financials and how to work with a property manager.
8. To express yourself and be creative while offering your opinion on solutions to our community's day-to-day problems.
9. To earn recognition from your peers for your contributions to our community.
10. To personify the "givers gain" approach of improving society as-a-whole while assisting your neighbors throughout the community.

As you can see, joining the Orchid Cove Condo Association Board of Directors can be rewarding in many ways. **Give it a shot!**

## SR 70/Tara Boulevard Development

Here's an excerpt from a 1/24/2018 email from Kaitlyn Morkus, the TMA Community Association Manager.



*"On Monday, January 8<sup>th</sup>, the Tara community had a huge judicial win. Many thanks to all of you who came and sat patiently through the morning hearing. Our members' attendance helped our attorney to evidence this community's very strong opposition.*

*The 2nd Circuit Court Judge agreed that Tara Master Association, Tara Golf and Country Club, and Fairway Gardens II all have the right to intervene in opposition to the proposed Manatee County vs. Lake Lincoln land use Settlement.*

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*That Settlement would permit Lake Lincoln to build up to 19,000+ SF of commercial uses on the SW corner of SR 70 and Tara Boulevard. This 10.3-acre parcel includes 8.3 acres of jurisdictional wetlands. The developer seeks to take one acre of the wetlands to add to approximately one acre of dryer uplands and build there.*

*The next hearing has been set for Friday, Feb. 9 from 1:00 pm to 4:00 pm. The hearing is to be held in Courtroom 6E in the new Court Building on Manatee Ave. West. If you have any questions or want to understand the serious safety & welfare issues this change would pose for all of us in Tara, please attend the Jan. 31<sup>st</sup> meeting of the Tara and Preserve coordination team. Please come join us and bring any others who might be willing to work with us to protect our community and maintain our home values."*

## Holiday Garbage Schedule

Because of **Presidents' Day, Monday, February 19**, garbage and recycling collection will take place one day later than usual for the remaining days that week. Regular collection days will resume the following Monday.

## 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 some rules that residents need to take seriously, or face the prospect of receiving a violations letter/fine:**

- **"Flower Pots/Ornaments**

Flower pots and ornaments **are only permitted on front porches or second floor landings**, not on stairs or in mulch areas. No hanging plants are permitted to hang from poles in the ground or from any exterior part of any building. Plants must be of reasonable size, shape and condition."



- **"Front Porches and Steps**

Doormats must be placed in front of the door, **not** 1) at the bottom of the stairs, 2) on the stairs, or 3) on the sidewalk. Hoses must be returned to the garage promptly after use (not left lying around). Hose reels are not permitted."

- **"Pets/Wildlife**

All pets must be registered with the property management company every year (January 1st 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.

Per Manatee County Law, pets must be kept on leashes at all times when outside the unit and **owners must clean up pet feces immediately**. Annual rabies vaccination are required for all dogs and cats. Pets are not to be left in vehicles unattended.

In the event that any pet kept on premises shall constitute a nuisance in the opinion of the majority of the Board of Directors, then the owner, when notified in writing, shall be required to immediately remove said pet from the premises.

**FEEDING OF ALL WILDLIFE IS PROHIBITED."**

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 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.



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## COMMUNICATIONS COMMITTEE

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  
[DLoskota@comcast.net](mailto:DLoskota@comcast.net)
- Kim Loskota, Board liaison [KLoskota@comcast.net](mailto:KLoskota@comcast.net)



## PHOTO CORNER

### Budweiser Clydesdale Horses

By Beth Strub



Beth Ann Strub (c)

At Lakewood Ranch in October

# happy Valentines

It's amazing that the amount of news that happens in the world every day always just exactly fits the newspaper.

-- Jerry Seinfeld

### 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



# ARGUS Property Management, Inc.

COMMUNITY ASSOCIATION MANAGEMENT • [www.ArgusMgmt.com](http://www.ArgusMgmt.com) • [www.ArgusRealtyGroup.com](http://www.ArgusRealtyGroup.com)

## ORCHID COVE CONDOMINIUM ASSOCIATION, INC.

### FIRST NOTICE OF ANNUAL MEETING AND BOARD ELECTION

01.21.2018

**TO: All Members**

On **March 22<sup>nd</sup> 2018 at 6:00pm** 7340 Tara Preserve Lane, Bradenton, Florida, 34203, there will be an election unit owner Directors for Orchid Cove Condominium Association. A Corporation Not-For-Profit, and an Annual Meeting of Orchid Cove Condominium Association

The First Notice is to advise you of the procedures for becoming a candidate for election to the Board of Directors,

### ELECTION OF DIRECTOR

As a member of the Association, you may wish to submit your name as a candidate for election to the Board of Directors. To do so, please submit the following:

1. By no later than **February 11<sup>th</sup> 2018**, mail to c/o Argus Property Management, Inc., 2477 Stickney Point Road, Suite 118A, Sarasota, Florida, 34231, the enclosed written notice indicating that you desire to be a candidate for the Board of Directors. There is no need to obtain a "second" for your candidacy. After you submit to intent to be a Director, you may submit Candidate information sheet or resume no later than 02.16.2018.

2. You may, at your option, submit with the written notice, an informational sheet about yourself. You will be responsible for the accuracy of all statements. The informational sheet is required to be on 8 ½ x 11 inch paper. This informational sheet must be received by the Association, no later than 02.16.2018 – only one page

### CONDOMINIUM ASSOCIATION CANDIDATE CERTIFICATE FORM:

Enclosed please find above mentioned form. If you intend to submit your name as a candidate for the Board of Directors, please fill out this form per Florida statute.

Noticed Dated this January 21<sup>st</sup> 2018

**H. John Yilmaz LCAM**  
Argus Property Management  
Managing Agent for Orchid Cove



# ARGUS Property Management, Inc.

COMMUNITY ASSOCIATION MANAGEMENT • [www.ArgusMgmt.com](http://www.ArgusMgmt.com) • [www.ArgusRealtyGroup.com](http://www.ArgusRealtyGroup.com)

## NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS OF ORCHID COVE CONDOMINIUM ASSOCIATION, INC.

I, \_\_\_\_\_, hereby place my name (PLEASE PRINT FULL  
NAME)

in nomination as a candidate for the Board of Directors. I understand that if I choose to provide  
an information sheet that I am responsible for the accuracy of any information contained therein.

DATED: This \_\_\_\_\_ day of \_\_\_\_\_,

Unit Number: \_\_\_\_\_

Signature: \_\_\_\_\_

( ) I am enclosing an information sheet

( ) I am not enclosing an information sheet

**THIS FORM MUST BE RETURNED NO LATER THAN February 11<sup>th</sup> 2018 TO THE  
ASSOCIATION,**

**Argus Property Management, Inc.,  
2477 Stickney Point Road, Suite 118A,  
Sarasota, Florida, 34231**

**IF SUBMITTING AN INFORMATION SHEET, IT MUST BE RECEIVED NO LATER  
THAN February 16<sup>th</sup> 2018 TO THE ASSOCIATION, C/O**

**Argus Property Management, Inc.,  
2477 Stickney Point Road, Suite 118A,  
Sarasota, Florida, 34231**

# EAST MANATEE FIRE RESCUE DISTRICT

3200 LAKEWOOD RANCH BLVD. • BRADENTON, FL 34211

Office 941-751-5611 • Fax 941-751-5910

EMFR

REVISED 1/3/18

January 3, 2018

To: Condominium and Apartment Owners, Managers and Tenants

RE: Grills on Balconies and Storage

Recently this office has been contacted to discuss the use of electric grills on balconies of condominiums and apartments located within the East Manatee Fire Rescue District. Our department has looked into this issue and at this time we have reviewed the Florida Fire Prevention Code 6<sup>th</sup> Edition, NFPA 1 and East Manatee Fire Rescue Ordinance 18-A and have determined **the use and or storage of listed electric portable, tabletop grills, not to exceed 200 square inches (approx. 14" x 14") of cooking surface or other similar apparatus shall be permitted.**

**The specific codes are as follows:**

NFPA 1:10.10.6.1. "For other than one & two family dwellings, no hibachi, grill, or other similar devices used for cooking, heating or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 feet (3 m) of any structure". (Per NFPA1, Uniform Fire Code, and Florida Fire Prevention Code 6<sup>th</sup> Edition)

- NFPA 1: 10.10.6.1.1. "Listed electric portable, tabletop grills, not to exceed 200 square inches of cooking surface, or similar apparatus shall be permitted"

NFPA 1:10.10.6.2. "For other than one & two family dwellings, no hibachi, grill or similar device used for cooking shall be stored on a balcony".

Our concern is always for the safety of our residents and we apologize for any inconvenience this may have caused.

Should you have any questions please feel free to call.

East Manatee Fire Rescue District  
Fire Prevention  
3200 Lakewood Ranch Blvd.  
Bradenton, FL 34211  
941-751-5611

EMFR

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

