

# Orchid Cove Connection

March  
2015



## ORCHID COVE ELECTION RESULTS

At the Orchid Cove Condo Association Annual Meeting on February 24, an election was held to fill three vacancies on the Board of Directors. Board members serve a 1-year term.

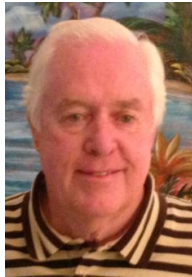
The new Board subsequently convened and elected its members to the following positions:

**President: Gayle Vogel →**



**← Secretary: Kim Loskota**

**Treasurer: Robert Semple →**



# Congratulations

To the **NEW** Board members, and a big...

*Thank You!*

To **Kim Strub →**  
(and **all** past board members)  
for your dedicated service to  
Orchid Cove.



## COMMUNITY EVENTS

- **March 25 – 4:30 p.m.**  
**Orchid Cove Social** (look for posting at the pool and mailboxes)



### Events at the Preserve Community Center

- **March 4 – 6:00 p.m. Wine Party** (bring a wine or beer from Portugal for tasting by others, and a dish to share)
- **March 5 – noon Book Club** (the book is Land Remembered by Patrick D. Smith. Bring your own brown bag lunch)

Keep checking out events on your TV at Channel 196 – dedicated to Tara Preserve.

### Upcoming Orchid Cove Board Meeting



**March 12, 2015 – 5 p.m.**  
Preserve Community Center

### TMA Annual Membership Meeting & Election

The Tara Master Association annual membership meeting and election of the Board will take place on **April 2, 2015 – 9:00 a.m.** at the Preserve Community Center. Two Board positions are open. Ballots will be mailed out March 3.

Only two candidates are running for the two positions and are therefore, in effect, elected. However, you must still return your filled-in ballot/proxy in order to have a quorum to validate the election.

Campaigning on a commitment to “**CommUNITY** **UNITY**” for the TMA, the candidates are:

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**Dwight Beranek**, a Tara Preserve resident who spoke at our annual meeting on Feb. 24. He is running with...



**Trudy Randolph**, a resident of Tara Golf & Country Club.

Dwight encouraged us to vote **for** amending the TMA Master Declaration and Bylaws, to make any subsequent amendments more reasonably possible. Remember the [Limited Proxy for Tara Master Association](#) you received from TMA weeks ago? To vote for the amendments, please fill out the **Proxy** and return it by no later than April 2 to:

**Resource Property Management**  
2025 Lakewood Ranch Blvd., Suite 203  
Bradenton, FL 34211  
Phone (941) 348-2912 (Tom Fastiggi)

## COMMITTEE ACTIVITIES

### Landscape Committee



The Landscape Committee (**Kim Loskota**, chair, along with members **Colleen Kleysen** and **Kim Strub**) met on January 27<sup>th</sup> with the President of Westcoast Landscaping. The Committee is looking at current and future

updates to the association landscaping. Since all the trees and shrubs were installed over 12 years ago, a plan needs to be created to update and replace some of the landscaping. The Committee is looking at the following for immediate attention:

Overgrown, non-flowering hibiscuses need replacing. Some crotons in front of units need replacing. The front entry needs updating. Several holly trees need to be removed and replaced with another tree.

These issues will be discussed at the next Board meeting March 11.

If you're interested in joining the Landscape Committee, please contact Kim Loskota at [KLoskota@comcast.net](mailto:KLoskota@comcast.net).

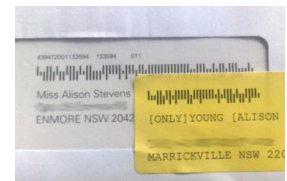
## LINKS

We want to make it easier for you to view information that is mentioned in the **Connection**. Examples include documents found on our website; and the websites of companies that work for us. Thus, we've created **links** where possible to view this info online. Wherever you see blue text underlined (or a company logo), click on it to view the info online. **Example:** Just click on [Limited Proxy for Tara Master Association](#). You can then print it, fill it out, and mail it back to Resource Property Management.

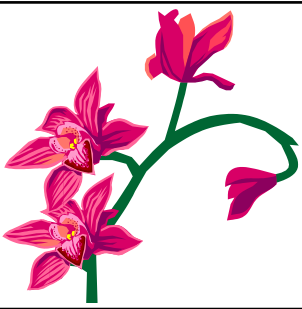
## ORCHID COVE BOARD NOTES

### Your Contact Info – LAST Reminder

Don't put it off any longer! Here's a link to the [Owner Information Form](#) from Argus Management on our website. **Please complete and return it.**



**We need your up-to-date mailing address, phone number and e-mail address** in order to communicate pertinent information about scheduled maintenance and other miscellaneous information for our Association. And, we want to **email** the **Connection** to you!



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## Maintenance Projects

[Dutchman Window Cleaning](#) cleaned the inaccessible **exterior windows** January 29. On February 13, the **gutter exteriors** were also scrubbed. That scrubbing proved to be ineffective, but using harsher-chemical cleansers would likely remove the gutter coating down to bare metal. This problem will be addressed by the new Board.



The February 27 mulching to be done by [Westcoast Landscape & Lawns](#) has been postponed, pending other landscaping concerns that could affect the mulching.

**Accumulated lint in the dryer vent ducts can be a fire hazard.** Thus, the proposed cleaning of all vent ducts continues to be discussed. Three bids were recently obtained, but there is not enough money in the current budget. So this project may be delayed.



The cleaning also presents some challenges, as the Association does not have keys for each of the units. Justin Gonzalez said that Orchid Cove is Argus Property Management's only condo association client for which it does not have keys to all units.

However, our condo documents give the Association an irrevocable right of access to each unit for both maintenance and emergency response purposes. See Section 19.7 [Right of Access](#) on page D-14 of the [Declaration of Condominium for Orchid Cove](#) (click on the title to read it – as found on our website).

We hope to soon determine a process to secure unit access for doing this vent duct cleaning.

## Treasurer's Report – as of 01/31/15

### Assets

Checking Account	\$119,895.87
Reserve Accounts	213,302.27
Other Assets	16,274.75
<b>Total Assets</b>	<b>\$349,472.89</b>

### Expenses Year-to-Date for Fiscal Year beginning October 2014

Budget	\$32,619.98
Actual Expenses	35,115.06

**Year-to-Date Net Income**      \$1,549.16

## Investments

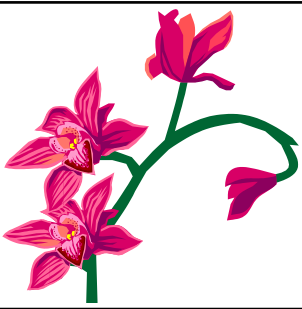
As noted above, we have more than \$300,000 in cash and reserves in bank checking and savings accounts. But in the last two years, we earned a total of only \$1,178 in interest income. **We should be able to do better.**



To get a better rate of return on at least some of that \$300K, the Board is looking into investing in CDs at an FDIC bank. The goal is to increase our earnings while operating in accordance with:

- Generally accepted accounting principles,
- Prudent investment management, and
- All State regulations.

To be as open and inclusive as possible, we want the Association members to vote on Board-approved suggestions. So in the near future, you will see those suggestions mailed to you with a voting form and proxy. Please return promptly, and we will update you with the results through the **Connection** and Board meeting minutes posted on our website.



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## Rules and Regulations

The Board is continuing to work on updating the Association Rules and Regulations. After its January 20 workshop meeting, a second draft of proposed rules and regulations was prepared, based on:

- the Orchid Cove Condo Association Documents (which are posted on the Orchid Cove website),
- Tara Master Association Documents,
- Manatee County law, and
- Florida state statutes

Following review by the new Board, a final draft will be prepared and distributed to the owners for review and comment.

**If you have any suggestions, please contact a Board member.**



## EXPERIENCE WITH SERVICE PROVIDERS



This month, Rich & Patti Balogh offer four **NEW** vendor recommendations (click on the company names to go to their websites):

### Countertops

**T.H. Winston Company**

Sarasota (941) 355-4265, and

sister company [Standard Tile Associates](#)

Installed granite countertops in kitchen in 2014. Very fair prices, great customer service, and fairly quick install. ★★★★★

### Air Conditioning

**Manatee Air Heating & Cooling**

Bradenton (941) 758-2323

Replaced heat pump & humidistat in 2013. Excellent customer service, quality work; provided temporary A/C in summer until unit could be replaced in two days. ★★★★★

### Water Heater



**PLUMBING**  
"OUR HEARTS ARE IN OUR WORK"

Sarasota

(941) 924-2663

Replaced Hot Water Tank in 2014. Very fair price with excellent, on-time installation. ★★★★★

### Handyman

**Norm Phillips LLC (Handyman)**

Bradenton/Sarasota (941) 378-2810

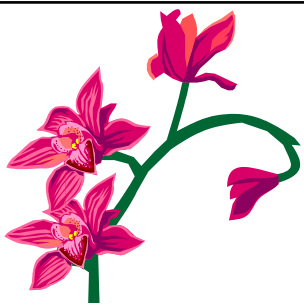
Licensed & Insured

Plumbing work in 2014 (he does all types of repairs & maintenance). Very courteous, professional, on-time, and cleans up very well after job is completed. ★★★★★

If anyone has used a vendor which they'd like to recommend, please forward pertinent info to Dave Loskota at [DLoskota@comcast.net](mailto: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

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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.

## DISCLAIMERS:

- Any vendor recommendations are **not**, of course, a guarantee that anyone else will have the same experience.
- Nor are they the recommendations of the **Orchid Cove Condominium Association, which does not endorse any specific vendors and assumes no responsibility or liability** for any consequences of their hire.
- Only information from residents who are willing to identify themselves by name may be compiled and shared. This info will be public and may be read by anyone. For that reason, all comments submitted by owners will be subject to revision or non-inclusion if not considered appropriate by the **Connection** Editor.

## ORCHID COVE WEBSITE

Six easy steps to access the Orchid Cove website (maintained by Argus Property Management):

- Go to [www.argusmgmt.com](http://www.argusmgmt.com)
- Click on the blue tab **Client Roster**
- Click on [Orchid Cove Condo Association, Inc.](#)
- Select login as: ☒ **Owner**
- For the Password, type in: **orca**
- Then click on **Log in**

Here, you can find the [Preferred Vendor List 0215](#) under the category **Other**, as well as past issues of the **Connection** under the category **Newsletters**:

- [February 2015](#)
- [January 2015](#)
- [December 2014](#)
- [November 2014](#)

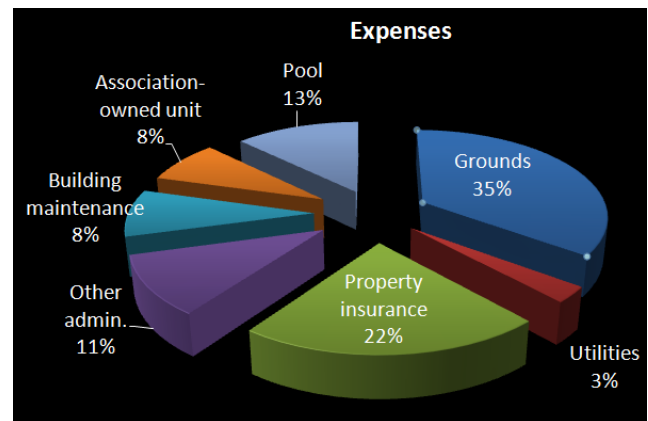
Under **Public Forms & Docs**, click on [Documents](#) to view the [Declaration of Condominium for Orchid Cove](#) and related condo documents.

## DID YOU KNOW?

### Where does our money go?

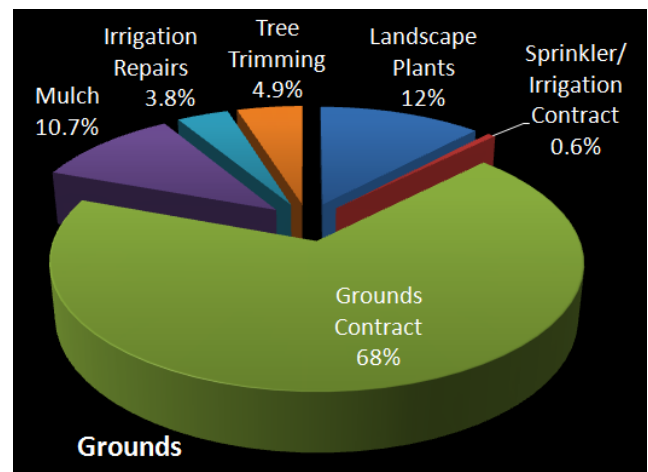
In the last fiscal year (Oct. 2013 – Sept. 2014), Association income (assessments, fees, rental income, interest, and other) totaled \$112,497.

**Expenses totaled \$96,271. Here's a chart showing a percentage breakdown of that total.**

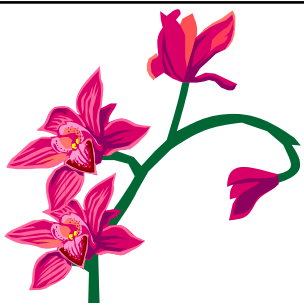


As you can see, our two biggest expenses are **Grounds (35%)** and **Property Insurance (22%)**, consuming over half the budget. Surprised?!

**Here's a breakdown of just Grounds expenses.**







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## RESIDENT RECIPES

### Stuffed Mushrooms

Submitted by Dianne Olsen

Another delicious appetizer sampled by residents at the January Orchid Cove Social.



#### Ingredients

- 1 lb. large mushrooms
- 2 tbs. olive oil
- 1 small onion, chopped
- 1/2 cup tomatoes, diced
- 1/2 cup Italian bread crumbs
- 2 tbs. grated cheese
- 1 tbs. parsley
- 1 egg
- Salt and pepper

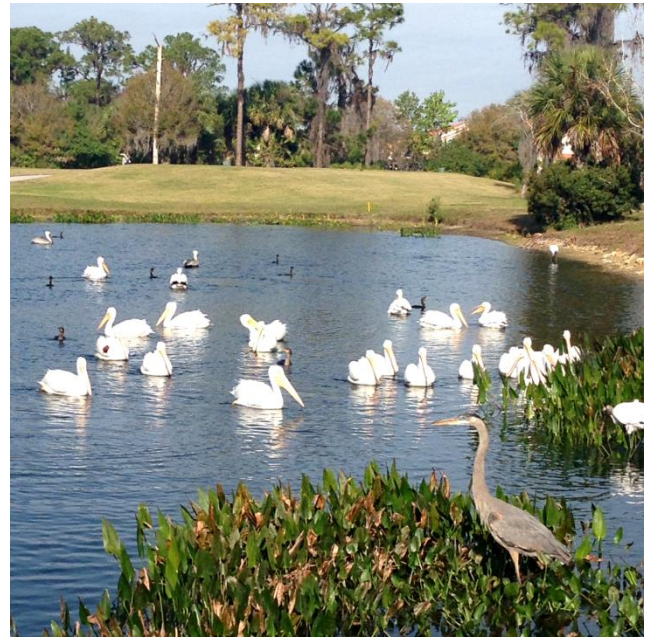
#### Instructions

Preheat oven to 350 degrees. Wash mushrooms. Remove mushroom stems and finely chop them into small pieces. Brown chopped stems and chopped onion in olive oil to a golden brown. Add bread crumbs, cheese, parsley, and seasoning. Cook a few minutes longer. Remove from heat and stir in egg and chopped tomatoes to complete the stuffing. Fill mushroom caps with the stuffing and arrange on a flat, greased baking pan. Bake for 30 minutes at 350 degrees.

*Please submit your favorite recipe to Kim Loskota at [KLoskota@comcast.net](mailto:KLoskota@comcast.net) to publish in a future Orchid Cove Connection.*

## PHOTO CORNER

Pond near second green on The Preserve Golf Course, submitted by **Maureen Delucia**.

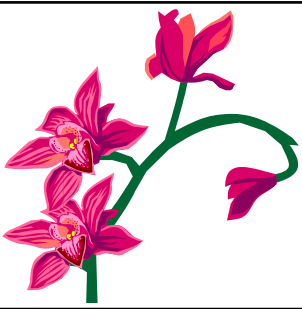


### February 19<sup>th</sup> Social

Because it was so cold and windy February 19<sup>th</sup>, the Orchid Cove pool social was canceled. **NOT!** Instead, Colleen Kleysen and Keith Dangerfield gladly hosted the event at their home (7642). We all had a great time, evidenced by the following photo of Kim Loskota and Colleen (see if you can guess who's who!). And no, the beads do NOT indicate any **Mardi Gras** activities!

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## Orchid Cove Board Members 2015-16

**Gayle Vogel, President**

[grvogel@earthlink.net](mailto:grvogel@earthlink.net)

941-758-0654

**Kim Loskota, Secretary**

[kloskota@comcast.net](mailto:kloskota@comcast.net)

612-327-1120

**Robert Semple, Treasurer**

[rgsemple@rogers.com](mailto:rgsemple@rogers.com)

941-739-1718

## Argus Property Management

2477 Stickney Point Road Suite 118-A

Sarasota, FL 34231

[www.argusmgmt.com](http://www.argusmgmt.com)

**Justin Gonzalez, Orchid Cove Property Manager**

[justin@argusmgmt.com](mailto:justin@argusmgmt.com)

941-927-6464