

Orchid Cove Connection

February
2015



COMMUNITY EVENTS

- **February 19 – 4:30 p.m.**
Orchid Cove Social
(look for posting at the pool and mailboxes)



Events at the Preserve Community Center

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

Keep checking out events on your TV at Channel 196 – dedicated to Tara Preserve. Lots of fun stuff happening at the Preserve Community Center.

Upcoming Orchid Cove Board Meeting



Annual Meeting & Election
February 24, 2015 – 6:00 p.m.
Preserve Community Center

Upcoming Board Elections

At the Orchid Cove Condo Association Annual Meeting scheduled for **February 24, 2015 at 6:00 p.m. at the Tara Preserve Community Center**, an election will be held to fill three vacancies on the Board of Directors. Board positions are for a 1-year term.

This notice was again mailed to the owners by Argus Property Management, along with information sheets from the candidates. Call Justin Gonzalez at Argus if you have any questions.



ORCHID COVE BOARD COMMENTS

Maintenance Projects

Dutchman Window Cleaning

cleaned the inaccessible



exterior windows January 29 at a cost of \$3,445.

Dutchman did the job last year too. A bid for \$3,530 was also received from Bob's Window Cleaning.



We received three proposals for **adding landscape mulch**.

The incumbent, Westcoast Landscape & Lawns, won the bid at \$2,100. Other bidders

included Golden Gulf @ \$4,787 and Golden Leaf Landscaping @ \$4,416. **Work is scheduled for February 27.**

The proposed **dryer vent cleaning** presents some challenges, as the Association does not have keys for each of the units (and we have not budgeted for this work). **But accumulated lint in the vent piping can be a fire hazard.**



We hope to soon determine a process to implement this cleaning. For absent owners, one possibility could be giving their key to a trusted neighbor who will be able to let the vent cleaning worker into the absent owner's unit.





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Landscape Committee Established

At the January Board meeting, a **Landscape Committee** was formally established to include Kim Loskota as chair, Colleen Kleysen, and Kim Strub as Board liaison. This committee will take stock of our existing plantings, particularly the flowers and shrubs, and make recommendations for updating and improvements.



The committee met January 16 and performed a walk-around of the community, taking notes and gathering comments from residents. Several holly trees are in tough shape, along with many hibiscus shrubs that need replacing. The committee will provide a regular report of its activities for each Board meeting.

The committee completed a walkthrough of our community with our landscape contractor, Westcoast, on January 27. If you have comments or suggestions for landscaping, please contact one of the committee members.

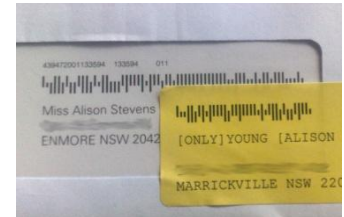


Kim Loskota participated in the Tara Preserve neighborhood tour of landscaping (led by Tara

CDD Supervisors) and gathered interesting tidbits that have been passed on to the Orchid Cove Landscape Committee. See the article in the [Jan. 26 edition of the Bradenton Herald](#) (where this photo came from).

Your Contact Info – 2nd Reminder

Don't forget to complete and return the **Owner Information Form** from Argus Property Management. **We need basic name and address info that is up-to-date**, to make sure that:



- 1) Our files are accurate, and
- 2) You will actually **receive** all official correspondence from Argus and the Association.

There may be condos occupied by renters of whom the Association is unaware, and we need to update contact information of non-resident owners who may have **changed** their primary residence.

We also want to send you the **Connection** by email (as well as other Orchid Cove info like notices for maintenance projects). **So far, Argus Management has received only 18 completed Owner Info Forms. PLEASE, fill out the form you received (it's on the Orchid Cove website too) and send it back to Argus.**

Treasurer's Report – as of 12/31/14

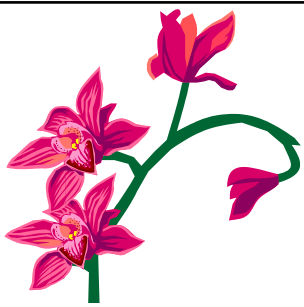
Assets

Checking Account	\$111,832
Reserve Account	211,207
Other Assets	16,714
Total Assets	\$339,753

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

Budget	\$24,465
Actual	24,016

Year-to-Date Net Income \$3,469



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Treasurer Kim Strub along with the Board is investigating better ways to invest our cash. We want to obtain returns higher than the interest currently paid on checking and savings accounts. However, state law prohibits condominium

associations such as ours from investing in stocks, bonds, or mutual funds.

Bank Certificates of Deposit (CD) could be the answer for us. Following Kim's initial inquiries and with feedback from the Argus CPA, we will be seeking detailed information on the pros and cons of different types of CDs.

Regardless of the type of investment selected, the Board will keep a goodly balance in a regular bank account for operating funds and contingencies.



Rules and Regulations

In continuing to work on updating the Association Rules and Regulations, the Board held a special workshop meeting on January 20.

The Board started with a draft set of rules 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



Based on discussions at the January meeting, the Board intends to prepare and distribute a revised draft to the owners. Owners will be invited to review and offer written comments.

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

Please Remember We Live in Condominiums

Please remember we live in condominiums and share walls, floors and ceilings with our neighbors. Before using your washing machine, dryer, vacuum, garbage disposal, dishwasher, or other appliance, **please** think of the hour of the morning or night and realize your neighbor may be able to hear. Your neighbor may also be able to hear a loud television or loud music. Thank you for demonstrating consideration and respect for your neighbors.

EXPERIENCE WITH SERVICE PROVIDERS

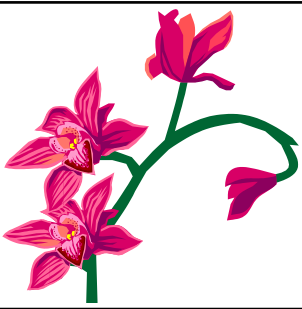
Owners Rich Balogh, Enos Davison and Kim Strub have each suggested sharing information on service providers that have been used for various types of home improvements and maintenance. Argus Property Management also has a list of some contractors.



We'd like to establish a list of vendors that the residents of our community, Orchid Cove, can recommend to each other. Sharing what we have learned about those who fix our homes is one of the benefits of community living. This information will be based on actual experiences with these vendors and is intended to be only part of the research that owners should do before hiring these services.

DISCLAIMER: Any recommendations are not, of course, a guarantee that anyone else will have the same experience.

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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. Here are some examples of what kind of info may be shared.

Tiling:

Kim & Beth Strub used



Supreme Carpet & Tile Care to re-tile a shower – great work and a fair price. Contact Brian Smolka.

Heating and AC:

Kim & Beth used **Wentzel's Heating, Air Conditioning & Electrical** (941-925-2430) to replace their air conditioner and were pleased with the service and price.

Plumber:

Dave & Kim Loskota recently used the Argus-recommended plumbing company **Professional**



Plumbing & Design (PPD) (941-355-5400) to find and fix a leak (it turned out to be a dripping toilet water supply line). PPD arrived on-time, was respectful and conversant, did a thorough and efficient job, and charged a fee that seemed on the high side of reasonable. "But, we'd probably use them again."

Corian Countertop Repair:

Joseph Corlett,
LLC

Kim & Beth also used **Joseph Corlett** (248-842-5693) to resurface and fix a crack in their countertop. When finished, it looked like new.

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

- Briefly describe what the company did for you, how you rate their services and cost, and whether you'd use them again
- The company name, address, and contact person info if available (name, phone, email, etc.)

Dave will compile a list for the next **Connection** and for posting on the Orchid Cove website. We will keep adding to the list whenever you want to offer info on other service providers.

ORCHID COVE WEBSITE

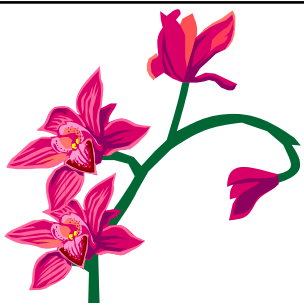
Six easy steps to access the Orchid Cove website (maintained by Argus Property Management):

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

Here, you can find the **Lease – Purchase Application** under the category **Public Forms & Docs.**

Under the category **Other**, you can also find:

- The **Owner Information Form**, and
- The **ARC Form (Request for Architectural Change Approval)**, which is needed to install a screen door, for example.



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RESIDENT RECIPES

Cream Puff Cake



Submitted by Beverly Mathias, former renter. Residents at the Orchid Cove January social were lucky enough to taste this recipe.

Ingredients

Crust

- 1 cup water
- 1/2 cup butter
- 1 cup all-purpose flour
- 4 large eggs

Filling

- 1 – 8 oz. package cream cheese, softened
- 2 – 3 ½ oz packages vanilla instant pudding
- 3 cups milk (I use Half & Half for richer taste)

Topping

- 1 – 12 oz. container Cool Whip
- 1/4 cup chocolate syrup

Instructions

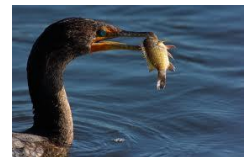
- Preheat oven to 400.
- **For the Crust:** In a large heavy saucepan, heat butter and water to boiling over medium-high heat. Add flour and reduce heat to low. Cook and stir until it forms a ball and pulls away from the sides of the pan. Remove from heat and transfer to a large bowl. Beat in eggs, one at a time, beating well after each egg. Spread in bottom and up the sides of an ungreased 9"x13" pan. Bake at 400 degrees for 35 minutes. Cool completely.
- **For the Filling:** In a large bowl, combine cream cheese and milk and beat until smooth. Add pudding mix and beat until thickened. Spread

over cooled crust. Top with Cool Whip, and drizzle chocolate syrup over the top. Enjoy!

Please submit your favorite recipe to Kim Loskota at KLoskota@comcast.net to publish in a future Orchid Cove Connection.

DID YOU KNOW?

Common wildlife visitors to our two ponds include **Alligators, Egrets, Wood Storks, Anhinga, Cormorant, Little Blue Heron, Ibis, Otter, and Turtles.**



We've also seen two **Bobcats** at the edge of the woods near the fourth green of the golf course. What wildlife sightings can you share?

Orchid Cove Board Members 2014-15

Robert Semple, President

rgsemple@rogers.com

941-739-1718

Gayle Vogel, Secretary

grvogel@earthlink.net

941-758-0654

Kim Strub, Treasurer

kbstrub@gmail.com

712-899-2869

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

Orchid Cove Vendor List



Following is a list of vendors that the residents of our community, **Orchid Cove**, can recommend to each other. Sharing what we have learned about those who fix our homes is one of the benefits of community living. This



information will be based on actual experiences with these vendors and is intended to be only part of the research that owners should do before hiring these services.

DISCLAIMER: Any 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** Newsletter Editor.

If anyone has used a provider which they'd like to recommend, please forward information you think would be useful to Dave Loskota at DLoskota@comcast.net:

- Briefly describe what the company did for you, how you rate their services and cost, and whether you'd use them again
- The company name, address, and date of service; and contact person info if available (name, phone, email, etc.)

We will update this list on the Orchid Cove website whenever you want to offer new info on a service provider (either a new vendor or one that's already listed). Dave will post any new information in the next **Connection** newsletter.

In the following table, click on a company name – it's a link to their website. Good luck in all your home improvement endeavors!

Company/Contact	Address, Phone No.	Date/Service Provided	Owner Comments	Owner Rating ☆☆☆☆☆
Countertop Repair				
Joseph Corlett LLC	Sarasota, FL 34231 (248) 842-5693	Resurfaced & fixed crack in Corian countertop	Kim & Beth Strub: When finished, it looked like new.	★★★★★
Heating and Air Conditioning				
Wentzel's Heating, Air Conditioning & Electrical	5734 Swift Road Sarasota, FL 34231 (941) 925-2430	Replaced air conditioner	Kim & Beth Strub: pleased with the service and price	★★★★★
Plumbing				
Professional Plumbing & Design (PPD)	4450 Middle Ave Sarasota, FL 34234 (941) 355-5400	November, 2014: Found and fixed leaking water supply line to toilet	Dave & Kim Loskota: PPD arrived on-time, was respectful and conversant, did a thorough and efficient job, and charged a fee that seemed on the high side of reasonable. But, we'd probably use them again.	★★★★☆
Tiling				
Supreme Carpet & Tile Care Brian Smolka	4914 Lena Rd. #101 Bradenton, FL 34211 (941) 365-1458	Re-tiled a shower	Kim & Beth Strub: great work and a fair price	★★★★★