

ORCHID COVE CONDOMINIUM, INC
Board of Directors Meeting
October 23, 2018 at 6:00 PM
Tara Preserve Community Center
Tara Preserve Lane, Bradenton, FL 34203

MINUTES

Meeting Called to Order / Establish a Quorum – at 6:00 PM the meeting was called to order by the President, Kim Loskota. Kim Loskota, Secretary Patti Balogh, Treasurer Yuliana Westover and Judie Littell, LCAM, representing Progressive Community Management, Inc. (PCM), were in attendance. A quorum was established.

Audio Recording of Meeting – Kim Loskota and Patti Balogh are recording the meeting.

Proper Meeting Notice - The agenda was posted on the Orchid Cove premises and on the Orchid Cove website, in accordance with the requirements of the Florida Statutes.

Officer Reports – Kim Loskota presented the President’s report. It is attached to these minutes. Juliana Westover presented the September financials:

Total in reserves account: \$247,446.49

Operating account: \$162,513.68

A copy of the complete financial report is on the Orchid Cove website.

Committee Reports – Kim Loskota presented and read the Landscape Report from Greg Blanchard. A copy of the report is attached to these minutes.

Approval of Financial Report – Kim Loskota **motioned**, seconded by Yuliana Westover, to approve the September 2018 financial report. **The motion passed unanimously.**

Approval of Meeting Minutes – Patti Balogh **motioned**, seconded by Kim Loskota, to approve the August 24th, 2018 meeting minutes as written. **The motion passed unanimously.**

Old Business –

- Rules Update---The changes in the wording of the rules regarding Screen/Storm Doors and Hurricane Protection was presented. Patti Balogh **motioned**, seconded by Yuliana Westover, to accept the wording for the rules and regulation changes as written, regarding Screen/Storm doors and Hurricane Protection. **The motion passed unanimously.** A copy will be included with the proposed budget being mailed to residents.
- Gutters—Shenk Seamless gutters gave Judie Littell a quote for installing gutters on 3 sides of the pool pump room. Kim Loskota **motioned**, seconded by Yuliana Westover, to approve Shenk Seamless Gutters to install gutters on 3 sides of the pool pump room, not to exceed \$1000. **The motion passed unanimously.**

New Business –

- 2019 Proposed Budget—based on September financials and an estimate on what costs will be for the rest of the year, the figures reached will allow the quarterly assessment to remain the same for 2019. Kim Loskota **motioned**, seconded by Patti Balogh, to take the proposed budget and allow PCM to mail it out to residents 14 days prior to the November 15th Board of Directors meeting, where the budget will be approved. **The motion passed unanimously.**
- Landscaping---Owner at 7527 has noticed within the last month that the lawn along the front walk looks bare. President Kim Loskota states that she will have Florida Lawn Pro look at it on Friday when they will be on site.
The board will be conducting a walk around the complex this week. Among the items of discussion will be tree replacement, and looking into whether the county requires (dead) trees that have been removed to be replaced.
Kim Loskota will be revisiting the quote that was obtained for the removal of the dead palm tree at 7512. The quote was for the removal of the tree, which has been done and the grinding of the stump, which has not been done.
Other items to be addressed with Florida Lawn Pro:
--The leaking gate valve on the irrigation well needs repair.
--The podocarpus hedge near the mailboxes has not been trimmed.

ANY OTHER BUSINESS THAT COMES BEFORE THE BOARD.

It was asked if there's ever been a thought to replacing the sidewalks and driveways. That would be a very costly project, which would probably result in a special assessment to pay for it. The owner of 7660 commented that the stamped concrete of the walkway to front door and areas of the driveway are chipped.

We have many areas in the complex where the concrete is raised and presents trip hazards. Those areas are the priority at this time. Judie Littell and Kim Loskota will revisit the 2 quotes received and Judie has other companies she will look into.

Owner comments/Concerns—There were none at this time.

Next Meeting is November 15th, 2018 at 6:00 PM, at Tara Preserve Community Center

Adjournment – A **motion** was made by Kim Loskota, seconded by Yuliana Westover, to adjourn the meeting. **The motion passed unanimously.** The meeting was adjourned at 7:08 PM by President Kim Loskota.

Respectfully submitted,
Patti Balogh
Secretary, Orchid Cove Condominium Association.

ORCHID COVE PRESIDENT'S REPORT

10/23/18

The board met October 19 to prepare the 2019 budget, which will be presented at this meeting.

Gorilla Kleen was onsite today and will finish up pressure washing tomorrow. Driveways, sidewalks, walkways, parking curbs and the pool deck will all be cleaned.

The board will have a walk around Friday, October 26, with our property manager, to make note of any new issues that need attention.

Upon inspection of the pool chairs October 20, they were quite dirty and had yellow stains. Kenny Page, our janitorial vendor met with me Monday (his regular cleaning day) and we discussed options. He used OxiClean on the chairs and they look really good. He will use OxyClean monthly and only wipe down the chairs with soapy water weekly.

I also noticed the pool deck appears to need another coat of paint. Quotes will be received to see if this project can fit into our budget for 2018.

Landscape Inspection Notes

Sunday, October 14, 2018 4:46 PM

Oct 14, 2018

- Front Entryway and sign landscaping is attractive and in good condition
- There are a few small areas where the lawn has weeds, is scalped, or is being encroached by golf course grass.
- Brazilian pepper trees in the southern conservation easement, in the sunny area next to the south pond, are growing vigorously and we should petition for control.
- Exotic vegetation in the shaded areas of the southern conservation easement appears to be under control.
- The leaking gate valve on the irrigation well has not been repaired.
- Pool area landscaping is in good condition.
- Ponds are in good condition. We are approaching the dry season, and water levels will be dropping, soon. This is normal.
- Somebody appears to be spraying the oak with a sucker sprout problem by 7515.
- The stump has not been removed at the location of the last palm removal by 7512.
- The Podocarpus hedge near the mailboxes has not been trimmed. I recommend a lower hedge height. In the shady areas, this hedge gets kind of thin, and the height of good, thick growth in these areas would be a good uniform height for the hedge.
- Inventoried trees on the property (omitted some smaller individuals at building ends).
 - 77 Palms
 - 38 Oaks
 - 33 Pines
 - 16 Hong Kong Orchids
- If I knew when special maintenance tasks were requested, I could verify completion.
- A good idea I heard to build a notebook memorializing all the information we have on the property should be revisited.