

ORCHID COVE CONDOMINIUM, INC
Board of Directors Meeting
November 15, 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, Treasurer Yuliana Westover and Judie Littell, LCAM, representing Progressive Community Management, Inc. (PCM), were in attendance. Secretary Patti Balogh was in attendance via conference call. A quorum was established.

Audio Recording of Meeting – Kim Loskota and Patti Balogh recorded 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. Yuliana Westover presented the October financials:

Total in reserves account: \$250,237.46

Operating account: \$161,508.25

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

Committee Reports – there are no committee reports today.

Approval of Monthly Financials – Kim Loskota **motioned**, seconded by Yuliana Westover, to approve the October 2018 financial report. **The motion passed unanimously.**

Approval of Meeting Minutes – Kim Loskota **motioned**, seconded by Patti Balogh, to approve the October 23rd, 2018 meeting minutes as written. **The motion passed unanimously.**

Old Business –

- Adopt the 2019 Proposed Budget
All homeowners have received a copy of the proposed budget and it was discussed at the October 23rd Board meeting. No further discussion offered. Kim Loskota **motioned**, seconded by Yuliana Westover, to adopt the 2019 proposed budget. **The motion passed unanimously.**
- Adopt the updated rules and regulations
At the October 23rd Board meeting, the proposed changes to the rules regarding hurricane shutters and screen doors were discussed. Kim Loskota **motioned**, seconded by Yuliana Westover, to adopt the revised rules. **The motion passed unanimously.** A copy is attached to these minutes.
- Concrete Repairs
Throughout the community, there are many areas of cracked & raised concrete-driveways, sidewalks and walkways. These present very bad trip hazards that need attention and repair. We have received two quotes for this work. Based on the liability this presents for our community, Kim Loskota **motioned**, seconded by Yuliana Westover, that we approve the quote received from Intra-State Terrazzo and Concrete for the concrete repairs to be done for a total of \$7963.00. **The motion passed unanimously.**

President Kim Loskota stated that after this quote was received, she walked the complex and found one more area that needed to be done at 7546, which was not included in the above quote. Will need to have Intra-State Terrazzo and Concrete come out, look at 7546 and give us an additional quote.

Kim Loskota **motioned**, seconded by Yuliana Westover that when the new quote is received, we approve that work to be done also, up to \$1000.00. **The motion passed unanimously.**

Judie will contact Intra-State Terrazzo and Concrete, let them know that the original quote was approved, and there is an additional area at 7546 that needs to be looked at and quoted.

New Business –

- Landscaping---will table this until the answers to the questions asked of Florida Lawn Pro have been received.

ANY OTHER BUSINESS THAT COMES BEFORE THE BOARD

Quote has been received from Tornado Construction (formerly Reliant Roofing) for \$4300.00, for the repair of three reported roof leaks. Kim Loskota **motioned**, seconded by Yuliana Westover to approve the quote and schedule the work. **The motion passed unanimously.**

Since that quote was received, there has been another reported roof leak at 7618, in the same location.

Kim Loskota **motioned**, seconded by Patti Balogh, to approve an additional expenditure of up to \$2000.00 for the repair of the roof leak (at 7618), that was not in the original quote. **The motion passed unanimously.**

Judie will inform Tornado Construction of the approval of the original quote and that an additional quote is needed for repair at 7618.

Owner comments/Concerns—the owner of 7519 asked if the drywall would be repaired after the dryer vent repair is completed in his unit. Judie will talk with Tornado Construction.

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

Adjournment – A **motion** was made by Patti Balogh, seconded by Kim Loskota, to adjourn the meeting. **The motion passed unanimously.** The meeting was adjourned at 6:26 PM by President Kim Loskota.

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

ORCHID COVE PRESIDENT'S REPORT

11/15/18

The board walked around Friday, October 26, with our property manager, to make note of any new issues that need attention. Several violations were noted and emails to owners will be sent to remind owners to follow the rules and regulations.

It was noted the pool cleaning company staff person for Orchid Cove was not properly cleaning our pool. I made a call to the manager at Pools by Lowell and explained the issues. They will notify the staff person to improve our service or choose a different person to manage our pool.

New gutters were installed at our pump house November 8, as 3 sides of the building did not have gutters and the water dripping off the roof was causing stains on the pool deck and sidewalk.

Four residents reported roof leak issues that caused stains in their ceilings. Our preferred roofing company inspected the issues November 12 and provided a quote for fixing the leaks.

I walked around the community with Kip from Inter-Terrazo to confirm the problem areas of driveways, sidewalks and walkways. There are many tripping hazard areas that need repair.

Kim Loskota

ORCHID COVE RULES/REGULATIONS CHANGES

Screen /Storm Doors

There are two different models of screen/storm doors that may be installed on the front entrance. An Architectural Review Change Form **MUST** be submitted and approved by the Board of Directors **PRIOR** to purchase and installation.

- 1) White frame, full view glass/screen storm door
- 2) White frame retractable screen door

Acceptable brands are Larson, Phantom or Anderson.

Hurricane Protection

Hurricane protection on the first floor units may be installed seven (7) days in advance of a warned hurricane and must be removed no later than seven (7) days after the “all clear” notification.

The approved coverings are as follows:

- 1) Aluminum panels/shutters
- 2) Astro Guard Hurricane fabric panels, or similar brand hurricane fabric panels.

Unit owners are responsible for:

- The maintenance of the hurricane coverings
- The installation and removal of the hurricane coverings, regardless of whether they are on site or not.

Updated and approved by the board of directors 10/23/18