

**ORCHID COVE CONDOMINIUM, INC**  
**ANNUAL MEMBERS MEETING**  
**February 19, 2019 at 6:00 PM**  
**at Tara Preserve Community Center**  
**Tara Preserve Lane, Bradenton FL 34203**

**ANNUAL MEMBERS MEETING MINUTES**

**Meeting Called to Order / Establish a Quorum** – at 6:03 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.

**Determination of a quorum** – Judie Littell reported that the required number for the quorum is 12. There was a total of 20 present in person and by proxy; therefore, a quorum was established.

**Audio Recording of Meeting** – Patti Balogh recorded the meeting.

**Proper Meeting Notice** - The notice of the Annual Members meeting was mailed to residents, and the agenda was posted on the Orchid Cove premises and on the Orchid Cove website, in accordance with the requirements of the Florida Statutes.

**Approval of Minutes from 2018 Annual Meeting** – Dave Loskota **motioned**, seconded by Larry Hiither, to approve the 2018 Annual Meeting minutes as written. **The motioned passed unanimously.**

**Officer Reports** – Kim Loskota presented the President's report. A copy of the report is attached to these minutes and on the Orchid Cove website.

**New Business**

- Vote on Carry Over – passed unanimously with 20 yes votes
- Vote on Cross Utilization of Reserves – passed with 19 yes votes, 1 no vote.

**Announce New Board Members** – Since no additional Candidate Intent forms were received, the current slate of the Board of Directors will remain the same: Kim Loskota, Yuliana Westover and Patti Balogh.

**Adjournment** – Larry Hiither **motioned**, seconded by Rich Balogh, to adjourn the meeting. **The motion passed unanimously.** Meeting was adjourned at 6:15 PM by Kim Loskota.

## **PRESIDENT'S REPORT FEBRUARY 19, 2019**

### **RECAP OF 2018:**

Jan: Annual mulch installation

Feb: Two condos were purchased by new homeowners; Board members Kim Loskota, Patti Balogh and Yuliana Westover were re-installed.

Mar: Dryer vent cleaning was completed on all units; Annual fire alarm inspection completed

Apr: Switched property management company to Progressive Community Management; Switched banking to Cadence bank; Backflows inspected and repaired as needed

May: One roof leak was repaired.

Jun:

Jul:

Aug: New spotlight installed for front entry sign; Fan and 2 overhead lights were installed in the pool seating area; New pump for pool filter installed; Palm trees received second trimming to prepare for hurricane season; Removed dead palm tree in front of unit 7512 due to lightning strike.

Sep:

Oct: Driveways, walkways, sidewalks and parking curbs were power washed.

Nov: Gutters were installed on the remaining 3 sides of the pool pumphouse roof; Four roof leaks were repaired.

Dec: One roof leak was repaired.

### **2019:**

Jan: To avoid tripping hazards, several concrete repairs were made. Some sidewalk sections were replaced, some walkways had a section replaced, some walkways were ground down to avoid tripping hazards and 2 driveways were repaired by removing concrete and replacing it with new stamped concrete.