



Orchid Cove Connection



February
2020

ANNUAL MEETING & BOARD ELECTIONS

ANNUAL MEMBERSHIP MEETING

Orchid Cove's annual membership meeting is scheduled for **Tuesday, Feb. 18 at 6:00 pm at the Preserve Community Center.**

At the membership meeting, an election will be held to fill all three positions on the Board of Directors for the 2020-2021 one-year term. **You will receive 2-weeks written notice** of this meeting from Progressive Community Management. **Plan to attend! A quorum of residents is necessary for an election, so if you can't attend, PLEASE mail in your proxy vote.**

Upcoming Board meetings for 2020:

March 17	May 19
April 21	October 20
	November 11

ORCHID COVE BOARD NOTES

Board Meeting Continuation

On Jan. 21, the Board resumed the special members meeting continued from Dec. 3 which lacked a member quorum to complete voting on two items:

- Carryover of surplus funds, and
- Cross-utilization of reserve funds

On Jan. 21, the first item was passed, but the meeting was placed in continuance to re-convene Feb. 18, where a quorum is hoped for to pass the cross-utilization authorization. **Please attend!** Some members noted that the items to be voted on were not very well explained in PCM's mailing to the membership. Our manager, Judie Littell, will remind PCM of the need for clarity and explanation of any future items requiring membership voting approval.

Orchid Cove Governing Documents Updating

Our governing documents have never been updated, and need to be re-written to comply with current FL Statute 718. The process takes about a year, with assistance from an attorney. **Chris Cook** and **Larry Hiithier** volunteered to serve on a Documents Committee established at the January Board meeting.



If you would be interested in serving on the committee, **PLEASE** call Chris, Larry, or a Board member. We would like to have at least three or more members, as there will be plenty of work to do. The committee can easily conduct meetings by conference call, and proposed revisions can be posted on our website for committee review.

Having a committee should help minimize our legal costs, originally estimated at \$8-\$10,000. Resources the committee plans to contact for information include the **Golf Villas HOA** and **Cypress Strand Condo Association**, since both have recently updated their documents.

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HAPPY
VALENTINE'S
DAY ♥



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Landscaping

At the Jan. 21 Board meeting, **Landscape Committee chair Greg Blanchard** presented the committee's comprehensive Landscaping Plan for 2020. The total budget for 2020 is \$14,180 and includes:

- Various tree & shrub removals & replacements,
- Various bare-area sodding,
- Trimming vegetation encroachments,
- Preparing an irrigation map,
- Adding mulch, and
- Two annual trimmings of our palm trees.

Hollies, oaks, and scrub pines are pruned every 3-4 years and will likely be done next year. New Areca Palm trees are planned to replace six existing Holly trees to be removed.

Greg noted that overall costs are slowly increasing. To control costs, he suggested that we could 1) remove plants (and thus their maintenance expense) from the backs of buildings, and 2) reduce the amount of mulch we place yearly.

The committee recommended that shrubs planted in front of the hose-bibs/water shutoffs between the crotons & hedge at the garage corners be removed.

Greg and the Board discussed the shrub damage from the roof-pressure-washing in October last year. The Board was not satisfied with the trimming of damaged hibiscus & crotons, and has re-requested that our contractor, Gorilla Kleen, have replacement shrubs installed. Some damaged sod must also be replaced.

Greg noted that **Brazilian pepper-tree encroachment** continues on the north side of Orchid Cove, now blocking mower access. Growing on its property, the **Preserve Golf Club has refused our requests** for its trimming of this invasive tree/shrub. Trimming costs are estimated at \$1,800 - \$2,000.

Strangely, however, the **CDD's** landscape contractor has since been seen trimming the invasives on the north side of Orchid Cove as well as on the south side of Orchid Cove's southern pond. This work was done Jan. 29-30 (*see below*).



South side of pond on southern side of Orchid Cove

Since the Board meeting, two new double-trunk **Foxtail Palm trees with gardens** were installed in the area between Units 7512 & 7516, to replace the removed Royal Palm formerly near Unit 7512 and the soon-to-be-removed Royal Palm near Unit 7516 (*see below*).



I finally realized that people are truly prisoners of their phones.... that's why it's called a "cell" phone.

— Anonymous



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Maintenance Items

- Power supplies to five building fire alarms have been repaired by Wenzel Electrical.
- Pool deck repairs are needed. We've receive one proposal for \$3,000; Judie will get a second bid.
- Roof repairs are continuing, to fix leaks. Some broken tiles at eaves also need replacing.
- Some members noted problems with some sprinkler heads that don't work or pop up, and some plants around the backflow preventers that need attention.
- The entry sign needed a spruce-up, which **Kim & Beth Strub and Joe Deutsch** volunteered to do – they sanded & cleaned the sign, and touched up its paint. Thanks, you three!
- The photo-cells on some carriage lights are not working – Judie will call an electrician for repair.

Hurricane Windows for Lower Units

Anyone out there tired of putting up hurricane shutters? Are there any homeowners interested in upgrading their first-floor windows to hurricane-resistant windows? Well.....

Keith Augsburger, a representative from [Mullet's Aluminum](http://Mullet's Aluminum Products)



Products, appeared at the January Board meeting to discuss options. His company led the recent **Cypress Strand Condo Association** window replacement project.

Mullet's uses PGT 770-series aluminum windows. The windows are hurricane-rated, consisting of two layers of glass with lamination in between. **No hurricane shutters are needed for these windows.** Every window is individually measured. Crews install one window at a time, and can complete four openings/day. The one-piece front-door-with-sidelights can also be replaced. Building permits are pulled by Mullet's.

Warranties include:

- 20 years for the glass
- 10 years for the finish
- 10 years for delamination

Mullet's recently submitted a proposal that we've summarized below:

Labor, Materials, and Permit for:	Proposed Costs		
	1-6 units	7-20 units	21+ units
(5) 7700A Aluminum frame single-hung windows per unit			
(1) 7720A Aluminum frame picture window per unit			
SUBTOTAL Windows-only	\$7,303.22	\$6,719.99	\$6,448.07
Option: ADD 3-panel 770 sliding glass doors per unit	\$5,916.81	\$5,684.36	\$5,545.11
TOTAL Windows plus sliding glass doors	\$13,220.03	\$12,404.35	\$11,993.18

Mullet's requires a 50% down payment, and the remaining 50% at work completion. Individual unit owners who choose to have the work done are responsible for the entire cost for their individual unit.

Tentative installation schedule: August/September.

The Board will send further information to all 24 lower-level-unit owners.

PRESIDENT'S CORNER - 2019 RECAP

By Kim Loskota

- **January** – annual mulch installation & palm-tree trimming. Concrete repairs to driveways, sidewalks and walkways.
- **March** – fire extinguisher re-certification, backflow re-certification.
- **April** – sprinkler system inspection and repairs.
- **May** – backflow repair.
- **July** – one roof repair.
- **August** – one roof repair.
- **September** – one roof repair, second community-wide palm tree trimming.
- **October** – driveways, sidewalks and walkways were pressure washed. Roofs were also pressure washed at a separate date.
- **November** – installation of two Areca Palms; removal of six Holly trees. Installation of new front entry garden and irrigation zone.
- **December** – repair of two roof leaks.



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TREASURER'S REPORT

On the [Orchid Cove website](#), see the [complete financial statement](#) as of **December 31, 2019** for more details.

Assets		Dec. 31, 2019
Checking Account		\$113,179
Money Market Account		134,681
Certificates of Deposit		188,030
Other Assets & Receivables		20,717
Total Assets		\$456,607
Income and Expenses		Jan. – Dec. 2019
	Budget	Actual
Income	\$103,095	\$104,061
Expenses	103,095	103,363
Jan. – Dec. Net Income		\$698

COMMUNITY EVENTS

Tara Preserve Book Club

Preserve Community Center
First Thursday, Monthly
4:30 pm



- Feb 5 – [Before the Fall](#) by Noah Hawley.
Rated 4 out of 5 stars.
- Mar 4 – [Nights in Rodanthe](#) by Nicholas Sparks.
Rated 4.5 out of 5 stars.

For further information, contact **Barbara Pfaff** at 908-230-1159 or babsswim@comcast.net

Tara CDD Board Meetings

Preserve Community
Center – 9:00 am

- February 25
- March 24
- April 28
- May 26



I used to think I was indecisive, but now I'm not too sure.

– Anonymous

Tara Preserve Wine Club Spring Party - CANCELED

Preserve Community Center
~~Thursday, March 19 – 6:00 pm~~

For more info, contact **Barbara Pfaff** at 908-230-1159 or babsswim@comcast.net.

***Editor's note:** Barbara Pfaff has informed me that, "Sadly, we can no longer have the wine club at the community center. The CDD supervisors have ruled that we must pay \$50 to use the facility and we must have insurance which names the CDD as co-insured. Therefore, this has become impossible for us.....this effectively puts an end to community parties. We also have no say in the matter, since what the supervisors say goes without any comments or input from the community."*

Tara Master Association Meetings

- February 13 – 10:00 am
TGCC Bonnie Bleu Room
- March meeting will be the annual membership meeting and board election

ORCHID COVE RECOMMENDED VENDORS



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

- The company name and phone no. (and contact person info if available).
- Briefly describe what the company did for you and when, how you rate their services and cost (0 – 5 stars), and whether you'd use them again.

COMMUNICATIONS COMMITTEE

Hey, neighbors, check out the detailed, December [Financial Statement](#) on our [website](#). We try to post timely items of interest to the community.



(continued next page)



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We're **always** looking for news. Please, send your contribution to a member of the **Communications Committee**:

- Dave Loskota, chair DLoskota@comcast.net
- Kim Loskota, Board liaison KLoskota@comcast.net

PHOTO CORNER

Progress on the I-75 Noise Wall

By Beth Strub



East end of Orchid Cove at 4th green of the Preserve Golf Course

November 2019 Improvements

By Joe Bratcher (Florida Lawnpro)



Our new front entry plantings



One of our new Areca Palm Trees



Orchid Cove Board Members 2019-2020

Kim Loskota, President

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612-327-1120

Patti Balogh, Secretary

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734-709-2896

Yuliana Westover, Treasurer

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941-726-4953

Website: OrchidCoveCondos.com

Progressive Community Management

3701 South Osprey Ave

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Website: PCMFLA.com

Judie Littell, Orchid Cove Property Manager

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