



# Orchid Cove Connection



March  
2020

## ORCHID COVE ELECTION RESULTS

At Orchid Cove's Annual  
Membership Meeting on  
February 18, three NEW

**ANNUAL  
MEETING**

members were elected to the Board of Directors to serve a 1-year term. Since only those three individuals – **Chris Cook, Kim Strub** and **Greg Blanchard** – were on the ballot, they were **automatically elected**. Thanks to all three of you for volunteering to serve our community! Kim previously served as a Board member for a year in 2014-15.



*Chris Cook,  
President*



*Greg Blanchard,  
Secretary*



*Kim Strub,  
Treasurer*

Per the FL "Sunshine Law," Board members may **NOT** discuss issues with each other that will be coming before the Board, other than at a noticed meeting.

Contact information for the new board members is noted on the last page. However, most concerns that members may have – maintenance items, vendor issues, etc. – should be directed to **Judie Littell, our Property Manager**, for the quickest response and to ensure accountability.

Please be realistic, as well, in expectations of responsiveness from board members, particularly those who still work and who must respond to abundant incoming email, texts and phone calls.

In March, new Board members are planning to attend several upcoming Community Management training events as well as the joint condo board members meeting for Tara Preserve condo associations. We have lots of large-item interests in common with the other associations – street reconstruction and roof replacement – to name just a couple.

Many thanks to the retiring board members: Kim Loskota, Patti Balogh and Yuliana Westover.



*Kim Loskota,  
President (ret.)*



*Patti Balogh,  
Secretary (ret.)*



*Yuliana Westover,  
Treasurer (ret.)*

Kim has served as a board member for the past **five** years, the last three as President. Patti and Yuliana served the last two years with Kim.

Kim's dedication and perseverance were never questioned, as she helped take on and resolve some of the larger issues faced by Orchid Cove:

- Damage repair caused by Royal Palm tree roots, which included concrete repairs to driveways & sidewalks
- Planning for replacement of overgrown, poorly located Royal Palms threatening water services

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- Choosing replacements for and removing other trees well past their prime, as well as replacing fallen Orchid trees
- Installing a new garden area in front of the pool, and replacing the shrubs around the pool
- Installing a new irrigation zone at the front entry, including an update to the garden there.

**Kim, Patti and Yuliana,** thank you **ALL** for your hard work and commitment to serving Orchid Cove. **You will ALL be sorely missed!**



## UPCOMING ORCHID COVE BOARD MEETINGS

**Preserve Community Center – 6:30 pm**

**Note that beginning with the March 17 meeting, the regular Board meeting time will change to 6:30 pm**

**March 17**

**May 19**

**April 21**

**October 20**

**November 11**

## ORCHID COVE BOARD NOTES

### Board Meeting Continuation

On Feb. 18, the Board resumed the special members meeting continued from Dec. 3 and Jan. 21, both of which lacked member quorums to approve cross-utilization of reserve funds. At the Feb. 18 meeting, there still was not a quorum to approve the reserve funds cross-utilization. The Board decided not to continue the meeting. Thus, cross-utilization will not be enabled this year.



### Board Transition



To help with the transition of Orchid Cove governance, the new and former board members agreed that it would be very helpful to meet for discussion of current board practices, maintenance issues and schedules, rule changes, etc. A meeting was held Feb. 28 @ 6:00 pm at the Community Center. Since they are employed with full-time jobs, two of the three new board members would prefer a meeting time of 6:30 pm for subsequent board meetings, beginning with the Mar. 17 event.

### Electric Grills and the Rules

Recently, **Property Manager Judie Littell** received the following email from the [East Manatee Fire Rescue District](#), responding to her questions about electric grills:

*Good Afternoon,*

*We have discussed the storage of electric grills on a lanai or balcony. In discussing the NFPA and Fire Prevention Codes for this, they do state that grills shall not be stored on a balcony. However, in light of the fact that you can use the electric grill on the balcony or lanai, it would not be something we would cite as an infraction on an inspection. We would, however, hope that the owners would use their best discretion in how it should be stored. I hope that helps.*

*Nate Young*

*Fire Inspector*

*East Manatee Fire Rescue*

*941-751-5611*

[nyoung@emfr.org](mailto:nyoung@emfr.org)

**In light of this response, our Orchid Cove rules & regulations need to be revised.** Any proposed revision must and will be sent to the members at least 14 days prior to a Board meeting & vote.



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During the first meeting of the new Board, other subjects of possible rule changes/additions arose for initial discussion:

**KNOW  
THE  
RULES!!!**

- Requiring sound barriers for upper level floors if they are being reconstructed. Judie Littell will research state regulations (if any) and get any rules for floor underlayment.
- Establishing a permissible time range for hours of construction in Orchid Cove. Construction noise in early morning or later evening hours can be very disruptive for adjoining neighbors. Judie advised that an attorney should review any proposed new rule on this subject.

## Orchid Cove Governing Documents Updating



Our governing documents need to be re-written/updated to comply with current FL Statute 718. The process takes about a year, with assistance from an attorney. **Chris Cook** and **Larry Hiithier** had previously volunteered and were appointed to serve on a

**Documents Committee** established at the January Board meeting.

At the Feb. 18 meeting, **Kim Loskota**, **Patti Balogh** and **Greg Blanchard** volunteered to join and were appointed by the new Board to serve on that committee. The newly enlarged committee had its first meeting Feb. 24 and chose Kim as its Chair.

Having a committee should help minimize our legal costs, originally estimated at \$8-\$10,000. The committee has been in contact with the **Cypress Strand Condo Association**, which has recently updated its documents.

## TREASURER'S REPORT

On the [Orchid Cove website](#), see the [complete financial statement](#) as of **January 31, 2020** for more details.

Assets		Jan. 31, 2020
Checking Account		\$124,831
Money Market Account		137,425
Certificates of Deposit		188,030
Other Assets & Receivables		20,007
<b>Total Assets</b>		<b>\$470,293</b>
Income and Expenses		Jan. 2020
	Budget	Actual
Income	\$9,412	\$9,412
Expenses	9,412	13,580
<b>Jan. 2020 Net Loss</b>		<b>-\$4,168</b>

## COMMUNITY EVENTS



**Orchid Cove  
Social  
Thursday,  
March 12  
5:00 pm - ??  
Pool Area**

**Meet & greet your neighbors!**

**Bring an appetizer or dessert to share,  
along with your favorite beverage.**

*(Please, no glass items allowed in the pool area)*

I told my psychiatrist that everyone hates me. He said I was being ridiculous – everyone hasn't met me yet.

-- Rodney Dangerfield





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## Tara CDD Board Meetings

Preserve Community  
Center – 9:00 am

- March 24
- April 28
- May 26



## Tara Preserve Book Club

Preserve Community Center  
First Thursday, Monthly  
4:30 pm



Mar 4 – [Nights in Rodanthe](#) by Nicholas Sparks.

*Rated 4.5 out of 5 stars.*

For the April and May book titles, please contact  
**Barbara Pfaff** at 908-230-1159 or  
[babsswim@comcast.net](mailto:babsswim@comcast.net)

## TARA MASTER ASSOCIATION

### Annual Members Meeting

- March 26 – 9:00 am  
TGCC Clubhouse, Bonnie Bleu Room

This event will be the TMA's annual membership meeting and election of one new board member to a 3-year term, replacing retiring MaryAnn McWilliams. Unfortunately, no one applied to run for the position, so there will be no election! But the annual meeting will still take place.

### TMA's New Public Website Photo Contest

The [new TMA website](#) will feature a gallery of photos to be provided by residents and owners of our beautiful community. Photos published may credit the photographer by name and subject/location if provided.



Photographs can be emailed to  
[PhotosofTara@gmail.com](mailto:PhotosofTara@gmail.com) and should meet the

minimum qualifications below for use. If you have any questions regarding your photos, please use the same email address and the TMA will get back to you shortly.

### Photo Publishing Qualifications

- Photos may **NOT** contain any identifying information such as license plate numbers, names, addresses or house numbers.
- Photos should be in a horizontal (landscape) orientation
- Photos may include people or activities but should **NOT** be in portrait style or include identifying images.
- Photos should be high resolution (1920 pixels wide minimum)

By submitting your photos to the email address provided, you are authorizing the TMA to use your images on a publicly accessed website. TMA will not be liable for any reproduction or use of the images taken from this site.

## 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](mailto: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

It's **always** time to check out the new [Announcements](#) posted on our [website](#). Go here for the latest news (e.g., the [new TMA website](#)!). We try to post timely items of interest to Orchid Cove.



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Of course, we're **always** looking for community news. Please, send your contribution to a Board member or a member of the **Communications Committee**:

- Dave Loskota, chair [DLoskota@comcast.net](mailto:DLoskota@comcast.net)
- Kim Loskota [KLoskota@comcast.net](mailto:KLoskota@comcast.net)

## DID YOU KNOW?

### Fire Extinguisher Re-certification



Fire extinguisher re-certification will occur **March 17**. Per [East Manatee Fire Rescue District \(EMFRD\)](#) rules, our fire extinguishers must be inspected and certified every year. The Association pays for this service to ensure everyone has proper equipment in their

unit. Please place your fire extinguisher outside your front door with a tag on it with your name and address by 8:00 am on March 17.

[All Florida Fire Equipment](#) will then inspect, recharge if needed and tag your extinguisher with an updated certification tag and return it to your front door.

**If you do NOT comply and DON'T have the extinguisher available for this inspection, YOU will be responsible to take it to a fire and safety company and pay for the inspection/certification on your own.**

Fines can be imposed by the EMFRD for not complying with this legal requirement for yearly inspection and recertification. All residents must have one authorized extinguisher in each unit. Your safety and the safety of your neighbors is the number one concern.

**Kim Strub, Orchid Cove Board Treasurer**, is your contact for questions regarding this service. If you can't make arrangements to accommodate this inspection or don't have an extinguisher, call Kim at 712-899-2869. Kim will also be on-site during the inspection process on March 17.

If you have any other questions, please contact **Judie Littell**, Progressive Community Management, at 941-921-5393.

### Orchid Cove Owner/Tenant Information Form

Attached to this newsletter and available on our website, the [Owner/Tenant Information Form](#) must be completed and submitted to our Property Manager, Judie Littell. For matters requiring rapid communication, providing your email address(es) is particularly important. That way, all correspondence from Judie and the Board of Directors can reach our members instantly and with certainty. If you've not yet done so, please fill out the form, sign and return it to Judie. Thanks!

### Orchid Cove Dues Payment

As everyone should know, payment of the quarterly Orchid Cove assessment is due the first of the month in January, April, July and October. For those owners who have NOT authorized auto-pay, payment checks made out to Orchid Cove Condominium Association must be **mailed** directly to Cadence Bank, **NOT** to Progressive Community Management.



If you would like to sign up for auto-pay, the Cadence Bank [authorization form](#) is attached to this newsletter. Complete it and mail to the bank at the address indicated on the form.



1600 1700 1800 1900  
2000 2100 2200 2300

✓ x x x

Leap years occur mostly every 4 years, but every 100 years we skip a leap year unless the year is divisible by 400.





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## PHOTO CORNER

### Out for the Afternoon

By Beth Strub



*A few weeks ago, at the Preserve golf club*



What's another word for Thesaurus?

-- Steven Wright

### Orchid Cove Board Members 2020-2021

Chris Cook, President

[mistercsc2@yahoo.com](mailto:mistercsc2@yahoo.com)

570-494-5480

Greg Blanchard, Secretary

[asacolorpurple@gmail.com](mailto:asacolorpurple@gmail.com)

941-812-6101

Kim Strub, Treasurer

[kimstrub@gmail.com](mailto:kimstrub@gmail.com)

712-899-2869

Website: [OrchidCoveCondos.com](http://OrchidCoveCondos.com)

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### Progressive Community Management

3701 South Osprey Ave

Sarasota FL 34239-6848

Website: [PCMFLA.com](http://PCMFLA.com)

Judie Littell, Orchid Cove Property Manager

[JLittell@PCMFLA.com](mailto:JLittell@PCMFLA.com)

941-921-5393 Ext. 1135

Fax: 941-923-7000

SCHEDULE D CADENCE BANK ASSOCIATION PAY AUTHORIZATION

Use this form to sign up for the automated way to make your association maintenance fee payments. Features of this system are as follows:

- Payments automatically deducted from your designated bank account on the 3<sup>rd</sup> day of the month or quarter in which the payment is due. If the 3<sup>rd</sup> falls on a holiday or weekend, your payment will be deducted on the next business day.
- Designated bank account can be any Federal Reserve Bank member located in the United States.
- Forms must be received by Cadence Bank by the 20<sup>th</sup> of the month prior to your first payment activation. If this cannot be performed, please use your coupon or invoice and a check for the first payment.

To sign up for this payment system, please complete the section below and send the original to the bank with the following items:

- A voided check from your designated account
- The last coupon from your association coupon book (if you have been provided a coupon book). If you pay monthly, this will be your December coupon; if you pay quarterly, this will be your October coupon.

**MAIL TO:**  
**Cadence Bank**  
c/o Association Services Department  
P.O. Box 49408, Sarasota, Florida 34230-6408  
Phone: 1 (877) 329-1415 Fax: 1 (877) 238-3303

If you experience a change in bank information or the sale of a unit, please contact the Association Services Department.

ASSOCIATION NAME UNIT NUMBER AMOUNT

\*\*\*I WOULD LIKE MY AUTOMATIC DEBIT TO START IN (MONTH) (YEAR)\*\*\*  
I hereby authorize CADENCE BANK, N.A. to initiate debit entries to my Checking or Savings account at the financial institution indicated below for the purpose of making Association Maintenance Payments. It is understood that the amount of such debit entry is based upon information provided by the Management Company or Association and that this amount may change in accordance with new maintenance fee requirements. The Bank is not required to notify me of such change.

NAME PHONE

ADDRESS CITY STATE ZIP

FINANCIAL INSTITUTION PHONE

FINANCIAL ADDRESS CITY STATE ZIP

ACCOUNT NO. CHECKING ☐ SAVINGS ☐ BANK ROUTING NO.

This authorization is to remain in full force and effect until Cadence Bank, N.A. has received written notification or the Association account is closed. Written notification must be from the unit owner, the Management Company, or the Association and must include desired termination date. Notification must be received in such time and manner as to afford Cadence Bank, N.A. and the Financial Institution a reasonable opportunity to act on it. NOTE: In case of revoked authorization, CADENCE BANK, N.A. must receive the notification in writing no later than 15 days before the next transaction effective date.

DATE SIGNED X

FOR BANK USE ONLY:

UNIT OWNER #:	ASSOC ID #:	MGT CO.:	AMOUNT:	FREQ.	DATE REC'D	1st PMT. DATE:
			\$			

# Orchid Cove Owner/Tenant Information Form

This information is needed to make sure that you receive all correspondence from Progressive Community Management, Inc. and the Board of Directors on Orchid Cove Condominium Association matters. It will also be used in the case of an emergency (plumbing, electrical, fire, water, and mold).

You may **return the information** via any of the following:

Email: [JLittell@PCMFLA.com](mailto:JLittell@PCMFLA.com)

Fax: 941-923-7000 Attn: Judie

Mail: Judie Littell  
Progressive Community Management  
3701 South Osprey Ave  
Sarasota FL 34239

Owner Name(s) \_\_\_\_\_

Property Address \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Email Address \_\_\_\_\_

Alternate Address (if you live in another state or country part of the year):  
\_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

If the occupants at the Orchid Cove address are renters, please provide their name(s), phone number, and email address below. Please send us an updated lease if it has expired.

Tenant Name(s) \_\_\_\_\_ Unit No. \_\_\_\_\_

Tenant Phone \_\_\_\_\_ Tenant Email \_\_\_\_\_

\*\*\*\*\*

Emergency Contact Information:

Name \_\_\_\_\_ Phone No. \_\_\_\_\_

\*\*\*\*\*

Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_