



Orchid Cove Connection



APRIL 21 BOARD MEETING NOTES

New Board Composition

The April 21 Orchid Cove Board meeting came with some surprises! First, the Board appointed **Cynthia Cook** as a new Board Director. Next, current president **Chris Cook** resigned from the Board. The re-constituted Board then reorganized itself as follows:

- **Kim Strub** **President**
- **Greg Blanchard** **Secretary**
- **Cynthia Cook** **Treasurer**

Congratulations to Cynthia Cook as our newest Board member!



Landscape Improvements

Landscape Committee recommendations for improvements based on this year's budget were discussed. The landscape plan for this year includes removing six Holly trees, planting five Areca Palm trees and a Double Foxtail Palm tree with surrounding garden, sod replacements, and palm tree trimming.

Pool Repairs

In addition to deck repainting/texturizing, other pool improvements are necessary:

- Pool deck crack repair, and
- Filling the concrete voids around pool fence posts.

Bids for the work had been previously received from [Red Door Painting](#) and [Sureway Painting](#). It was decided that, prior to awarding a contract, references would be obtained from past customers, and those projects would be inspected by Board members.

New Committees

The Board authorized the formation of four new committees:

1. **Maintenance Committee** – focused on building repairs needed (both exterior and interior):

problem discovery & evaluation; recommendations for fixes

2. **Pool Committee** – focused on cleaning and repair services, equipment and furnishings, janitorial services
3. **Welcome Committee** – focused on meeting and welcoming new residents (both owners and tenants) to our community, and reviewing their responsibilities for residing in Orchid Cove
4. **Rules Enforcement Committee** – focused on discovering infractions, issuing violations letters, making recommendations on fines to the Board

Ideally, each committee would have 3-5 members (not related to Board members). More information will be coming, as the Board further refines the duties for these committees. If anyone is interested in joining a committee, please contact a Board member or **Judie Littell**, our Association Manager.

Links to Inside Contents

April 21 Board Meeting Notes

- [QuickResponse Fire Protection](#)
- [Roof Inspections](#)
- [Owner Tenant Information Sheets](#)
- [Interior Water Hoses](#)
- [Documents Committee](#)

Treasurers Report

[Joint Meeting of Tara Preserve Condominium Boards](#)

[Where Does Our Money Go?](#)

[Community Events](#)

[Preserve Golf Club Auction](#)

[Tara Master Association](#)

[Rules & Regulations Review](#)

[Did You Know?](#)

[Nearby Hotels Under Construction](#)

[Photo Corner](#)

[Communications Committee](#)

[Board/Property Manager Contacts](#)

Wind Mitigation Inspection

Wind mitigation is the process of reducing the likelihood of a building suffering damage during windstorms or hurricanes. Builders add features to help homes withstand high winds. Florida requires insurance

(Continued on next page)



Orchid Cove Connection



companies to offer discounts for a certified wind mitigation inspection. The Board received a quote to do the inspection for \$85/unit.

Performing the inspection requires attic access, however. To best comply with the COVID-19 virus “stay safe” recommendations, the Board has decided to wait until next year and combine the wind mitigation inspection with the dryer vents inspection.

Quick Response Fire Protection

On 4/22/2020, **President Kim Strub** approved a contract with [Quick Response Fire Protection](#) for:

- Annual fire sprinkler inspections (12 buildings; two risers/building)
- Annual fire alarm inspections (eight buildings)
- Quarterly fire alarm inspections (eight buildings)
- Annual backflow prevention device inspections



The contract will run for five years but may be canceled with 30 days notice. At an annual cost of \$2,836, Quick Response’s bid was the best of four quotes. Inspections are estimated to be completed by May 22. Backflow device inspections were scheduled for April 27.



Roof Inspections

The Board discovered that the Cypress Strand Condo Association in Tara Preserve is in the process of filing a claim for roof damage due to Hurricane Irma. After discussion, the Board decided to:

- Seek advice from Orchid Cove’s insurance company,
- Consult our attorney, and
- Authorize **Judie Littell** to request proposals from three companies to do roof imaging inspections to assess potential damages from Hurricane Irma

Owner/Tenant Information Sheets

Recently, **President Kim Strub** has been soliciting owners and residents to complete updated

Owner/Tenant Information Forms, with an emphasis on obtaining resident email addresses. Having these email addresses (with the resident’s agreement “...to receive communications electronically from the Orchid Cove Board or its Property Manager on Orchid Cove matters”) is very beneficial. Emailing makes it easier, cheaper, and faster to communicate with residents, especially in case of emergencies. Thank you all!

Interior Water Hoses

A quick tip from **Kim Strub**: where possible, use **braided steel hoses** to connect water lines to washing machines, toilets, sinks, and dishwashers. They are burst proof.



Documents Committee

Kim Loskota, Chair of the **Documents Committee**, reported that a Zoom meeting is soon-to-be planned with Dave Van Horn, a Board member from the **Cypress Strand Condo Association**. The Committee is hoping to discuss Cypress Strand’s recent update of its Documents and evaluate how that might be useful for Orchid Cove.

Treasurer’s Report

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

Assets		March 31, 2020
Checking Account		\$117,953
Money Market Account		142,790
Certificates of Deposit		188,989
Other Assets & Receivables		17,124
Total Assets		\$466,856
Income and Expenses		Jan. – Mar. 2020
	Budget	Actual
Income	\$28,236	\$28,453
Expenses	28,236	31,785
Jan. – Mar. 2020 Net (loss)		(\$3,332)



Orchid Cove Connection



Joint Meeting of Tara Preserve Condominium Boards

By Greg Blanchard

On Saturday, March 7th, the new Orchid Cove Board met with the Board members of the other condominium associations in Tara Preserve to share information and discuss issues of mutual concern. Scheduled topics included:

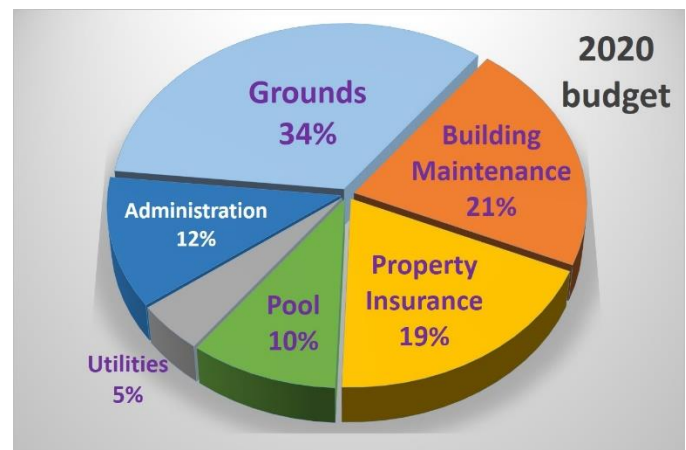
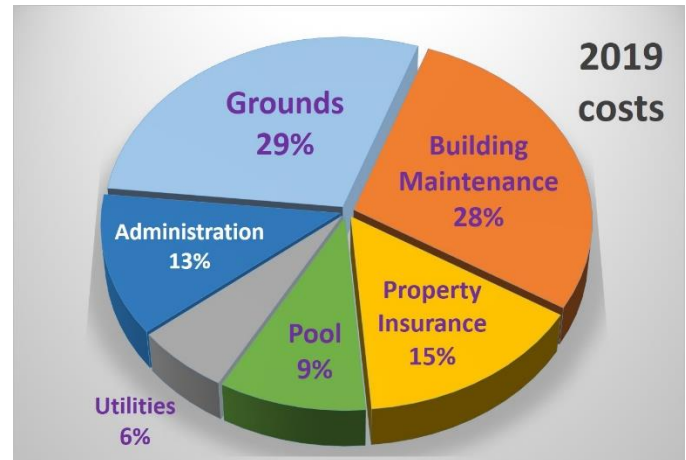
- Roof replacements,
- Maintenance of doors and windows,
- Opportunities for aggregating roadwork for cost savings, and
- Nuisance alligator control.

The lengthiest and most involved discussion was on roof replacement and maintenance. Board members learned how other associations were approaching recurring roof maintenance costs. Association experiences varied. It was evident, however, that periodic professional roof inspections were valuable, and the need for this service may be taken up by the Orchid Cove Board at a future meeting,

The award for the most intractable issue went to “nuisance alligator control.” Florida law allows licensed alligator trappers to remove alligators at the property owner’s request. According to the Florida Fish and Wildlife Conservation Commission, “Generally, an alligator may be deemed a nuisance if it is at least four feet in length and the caller believes it poses a threat to people, pets or property.” **Please note:** if a licensed trapper has to be called to remove an alligator from one of the ponds adjacent to the Association, they are not destroying the “ecology,” and suggestions that downstairs unit owners have an overriding interest in this issue are inaccurate.

Questions from other meeting attendees generally focused on the structure and content of **Condominium Document revisions**, a project getting underway at Orchid Cove. The Board noted several potentially good ideas, which will be referred to our **Documents Committee** for investigation and assessment.

Where Does Our Money Go?



COMMUNITY EVENTS

Upcoming Orchid Cove Board Meetings



Meeting
Reminder

Preserve Community Center
6:30 pm

- May 19
- October 20
- November 11





Orchid Cove Connection



Tara CDD Board Meetings

Preserve Community Center

- May 26 9:00 am
- June 23 6:00 am
- July 28 9:00 am
- August 25 9:00 am



Lamb to the Tara Master Association Board of Directors. She fills the position vacated by MaryAnn McWilliams, for a three-year term. **A resident of TGCC, Sherry moved to Tara from Minnesota in 2017.** As a former CPA with public accounting firms and a large corporation, her experience and knowledge as a senior leader in finance will provide wonderful support to the Board. Welcome, Sherry!

PRESERVE GOLF CLUB AUCTION

An [April 21 – 23 online auction](#) was conducted by **Ten-X Commercial** to sell the [Preserve Golf Club](#). At 1:30 pm on Apr. 23, the auction ended in a sale – the reserve price was met.



Final Bid
\$1,600,000

Auction Ended
Apr 23, 2020

SOLD!

The buyer will not be known until the purchase agreement is executed. The club's owner, [Fore Golf Partners](#) (headed by Charlie Staples), has seven other courses in FL and VA. Just recently, it sold one of them – **Bardmoor Golf & Tennis Club** in Largo, FL.

The Preserve Golf Club

property is zoned as “Planned Development Residential” but was sold as a golf course. The TMA is conducting research into possible actions that might be taken in the unlikely event that the property was purchased for something other than a golf course. The TMA will continue to follow the sale and provide information as it is made available.

TARA MASTER ASSOCIATION

New Board Member

On its new website's [News & Events page](#), the TMA announced the appointment of **Sherry**



RULES AND REGULATIONS REVIEW

The current [Rules and Regulations](#) (R&R) were last updated on Nov. 15, 2018. A copy is available on the Orchid Cove website. Specific sections of the R&R will be reviewed in this and future editions of the **Connection**.



Since we are approaching “the season,” this month we’re highlighting the rules section titled **Hurricane Protection**. It reads as follows.

“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.”

If you’re thinking of either:

- 1) Changing to the **AstroGuard** or **AstroFlex** fabric hurricane shutters, or
- 2) Replacing your first-floor windows with hurricane-rated aluminum windows (which don’t need hurricane shutters), then...

(Continued on next page)



Orchid Cove Connection



...take special note to first submit an ARC form for Board approval. Information on the aluminum hurricane windows was presented in the [February Connection](#). If you have any questions, please contact **Judie Littell**, our Property Manager.

DID YOU KNOW?

Memorial Day Week Garbage/Recycling

Collections will be delayed a day:

- Tuesday's garbage & recyclables will be picked up on Wednesday, May 27
- Friday's garbage will be collected Saturday, May 30

Seasonal Leave Checklist

For unit owners who are leaving for the season, Orchid Cove has a [Seasonal Leave Checklist](#) on our website. Please feel welcome to use this checklist as a tool to help protect your Orchid Cove home while you're away.

NEARBY HOTELS UNDER CONSTRUCTION

WoodSpring Suites Extended-Stay Hotel



To be a 123-room extended-stay hotel, adjacent to the southbound I-75 entrance ramp from SR 70. Near the 7th hole tee boxes at the Preserve Golf Club. Will offer three room types for one-to-four guests. Weekly rates, monthly rates, and nightly rates. In-room kitchens in every suite. A guest laundry room and staff support. Includes free basic wi-fi, fitness center.

Lakewood Ranch Hotel

To be a 77-room facility located on Manor Hill Way & 55th Ave., next to the 79-room Country Inn & Suites Motel. No other info currently available.

PHOTO CORNER

By David Loskota

Preserve Golf Course Action



13th Fairway - We didn't get in his way; he didn't get in our way. Mutual respect.



10th Hole - Didn't flinch or bat an eye. The gator wasn't afraid, either!

I'm writing a book. I've got the page numbers done.

-- Steven Wright



Orchid Cove Connection



Osprey guarding its nest at Jiggs Landing



He hits from both sides of the plate. He's amphibious.

-- Yogi Berra

COMMUNICATIONS COMMITTEE

This will be the last edition of the **Connection** until August. But in the meantime, check the Orchid Cove website [Announcements page](#) for any news that may pop up. If you come across any news in which the community might be interested, let a Board member know, or forward the info to one of us on the **Communications Committee** – we'll get it posted on our website's Announcement page.

Have a great summer – and please stay safe!

Dave Loskota Dloskota@comcast.net

Kim Loskota KLoskota@comcast.net



Orchid Cove Board Members 2020-2021

Kim Strub, President

kimstrub@gmail.com

712-899-2869

Greg Blanchard, Secretary

asacolorpurple@gmail.com

941-812-6101

Cynthia Cook, Treasurer

Cynthiam17847@yahoo.com

570-847-8696

Website: OrchidCoveCondos.com

Judie Littell, Orchid Cove

Property Manager

JLittell@PCMFLA.com

941-921-5393 Ext. 1135

Fax: 941-923-7000

Progressive Community Management

3701 South Osprey Ave

Sarasota FL 34239-6848

Website: PCMFLA.com

Orchid Cove Condominium Association, Inc.

Seasonal Leave Checklist

Several unit owners use Orchid Cove as a second home, leaving their condominiums vacant for extended periods of time. Below are some preventative measures that owners can choose to take prior to leaving for the season. Please feel welcome to use this checklist as a tool to help protect your Orchid Cove home while you're away.

- | | |
|---|--|
| <input type="checkbox"/> Shut off main water valve to unit and/or:
shut off valves to: <input type="checkbox"/> <i>water heater</i>
<input type="checkbox"/> <i>toilets</i> <input type="checkbox"/> <i>sinks</i> <input type="checkbox"/> <i>washing machine</i> | <input type="checkbox"/> Place toilet seats down and seal or place
heavy object on the toilet seats |
| <input type="checkbox"/> Close sink drains | <input type="checkbox"/> Turn off refrigerator ice maker and empty ice
bin |
| <input type="checkbox"/> Verify that a neighbor or nearby relative has
a key to your unit, in case of emergency | <input type="checkbox"/> Unplug lamps, toaster, coffee maker |
| <input type="checkbox"/> Turn on and leave A/C on; set your
thermostat per FPL recommendations | <input type="checkbox"/> Turn off circuit breakers to washer, dryer,
water heater |
| <input type="checkbox"/> Replace A/C filter and check overflow | <input type="checkbox"/> Turn off water heater |
| <input type="checkbox"/> Check windows and doors to be sure that all
are secure | <input type="checkbox"/> Bring in everything from your lanai (in case of
a hurricane) |

It's always a great idea to have a neighbor, relative, friend or the like periodically check your unit. **If you have someone checking your unit, it's good to have them review the items below.** Additionally, you may want to check with your private insurance carrier to see if there are any conditions on having a unit inspected when vacant for a period of time. Some individual policies have exclusions if the unit is not checked every couple of weeks. Your insurance agent will be able to review your policy and provide you with any details needed for your protection.

- ☐ Check pipes for water above and below cabinets and/or any other water intrusion in unit
- ☐ Verify that A/C is working, and filter is clean
- ☐ Check dishwasher for any leaks or standing water
- ☐ To help avoid any odor from the pipes, run water through the pipes including sinks and toilets.
- ☐ If above is completed, be sure to shut off valve(s) again
- ☐ Check refrigerator for operation
- ☐ Check water heater for leaks and verify that it is turned off

If you are leaving for the season, have a great trip and we will see you upon your return. We appreciate your help in protecting your home at Orchid Cove in the best manner possible.