



# Orchid Cove Connection

  
**February  
2021**

## ANNUAL MEETING & BOARD ELECTIONS

# ANNUAL MEMBERSHIP MEETING

Orchid Cove's annual membership meeting is scheduled for **Tuesday, Mar. 16 at 6:30 pm via Zoom**. The new board will have an organizational meeting immediately after the membership meeting.

At the members meeting, an election will be held to fill all three positions on the Board of Directors for the 2021-2022 one-year term. **You will receive 2-weeks written notice** of this meeting from Progressive Community Management. **Plan to attend – it's easy with Zoom! A quorum of residents is necessary for an election, so if you can't attend, PLEASE mail in your proxy vote.**

*The **February** Board meeting is scheduled for Feb. 16 at 6:30 pm, via Zoom.*

For any meeting held via Zoom, you will receive an agenda from the Property Manager with instructions and a [link](#) for joining the meeting via your smartphone, tablet, or computer.

## ORCHID COVE BOARD NOTES

### Budget

The Association's annual budget for 2021 will be the same as for 2020 – meaning no increase in our quarterly dues.

### Landscaping

At the Jan. 21 Board meeting, **Landscape Committee Chair Greg Blanchard** commented on some landscaping concerns to be addressed in 2021. See the [Landscape Committee section](#) for more info.

Our new landscaping contractor, [Green Thumb](#), is here on Tuesdays; during the winter months, they only come every other week. They trim bushes and shrubs at four

buildings/week and then repeat when the cycle is complete.

If you have any issues with the lawn or grounds crews, please do not approach them. Instead, speak with **Judie Littell**, PCM's Property Manager, or any Board Member.

### Maintenance Items

- **Fire Extinguishers Re-certification.**

This annually required activity has been scheduled for **March 8** by [All Florida Fire Equipment](#). Our Association pays for this service to ensure **EVERYONE** has proper equipment in their unit, since a **fire in your unit could easily spread to the other three units in your building.**

Please place your fire extinguisher outside your front door by **8:00 am on March 8**, so the contractor will have access to it.

**If you do not comply and your extinguisher is not available for this inspection, you will be responsible to take it to a fire safety company and pay for the inspection/certification on your own.**



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- **Dryer duct & vent cleaning** is also planned for **March 8** by [Vent Solutions](#) (Steve Gibson, a firefighter who has done this work for us in the past). **He will need access to all units.** Please arrange for someone to be at your unit during that day. **100% compliance is necessary to protect not just you but also your neighbors in your building from a potential fire.**
- For the **annual power-washing** of the driveways and sidewalks, members **Joe Deutsch** and **Larry Hiither** volunteered to do the job, completed mid-January. Thanks much, guys! That was a lot of work.

## Reserve Study

To perform a Reserve Study to estimate what the Association should be saving for major projects, the Board received a proposal from

[Dreux Isaac & Associates, Inc.](#)



(DIA) a 30+ year-old Orlando-based company specializing in these kinds of studies. It has done many of these studies for condo associations. Its founder, Dreux Issac, joined the January Board meeting to answer questions.

Personnel who would work on the project include those with architectural and civil engineering backgrounds, best able to address technical aspects of the study items: the Marsh Orchid Cir roadway, building roofs, the pool and pumps, etc. When the times arrive for replacement of these items, we must have enough money in our Reserve Accounts to pay the costs.

A component inventory and condition analysis are initially performed to determine life expectancies for each of the various items, based on recent data from other DIA clients. Replacement base costs are then estimated using today's costs, also as reflected by current data from other DIA clients. An annual inflation rate is applied to determine each item's estimated replacement cost for the year needed, based on its estimated life expectancy. Based on these replacement

costs and remaining life, DIA then calculates the amounts to be annually included in our dues.

Dreux described two ways to fund the reserves:

- **Straight-line plan**, with separate reserves set up for each of the items. We currently have separate reserve accounts for each of the items. This method is viewed as being more conservative.
- **Pooled cashflow plan**, where only one reserve account is established but includes all the items needing eventual replacement or major maintenance. Most of DIA's clients use this method. For Orchid Cove, it would require a membership vote to change from our current separate reserve accounts to a pooled reserve. This vote is something the Board may consider for the membership meeting in March.

**The initial study should be updated every 2-3 years.**

The initial study is the more costly since updates require much less effort. And regularly updating the study provides continuity through changing Boards of Directors. The Board did not take any action at the January meeting.

## Hurricane Windows for Lower Units

About a year ago, Orchid Cove received a proposal from [Mullet's Aluminum Products](#) for homeowners interested in upgrading their first-floor windows to hurricane-resistant windows. Since then, **Kim Strub** reported, seven lower-unit owners have done so, at the prices originally quoted:

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			
<b>SUBTOTAL</b> Windows-only	<b>\$7,303.22</b>	<b>\$6,719.99</b>	<b>\$6,448.07</b>
<b>Option:</b> ADD 3-panel 770 sliding glass doors per unit	\$5,916.81	\$5,684.36	\$5,545.11
<b>TOTAL</b> Windows plus sliding glass doors	<b>\$13,220.03</b>	<b>\$12,404.35</b>	<b>\$11,993.18</b>

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Warranties include:

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

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.

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. Contact **Keith Augsburger**, Mullet's representative, if interested.



## PRESIDENT'S CORNER - 2020 RECAP

**By Kim Strub**

Countless hours of research on our roof damages and repairs since Hurricane Irma led to filing an insurance claim in July. We met and reviewed proposals from three qualified roof restoration companies. Our attorney and our Insurance agent reviewed and



approved agreements before our signing with

[Southern Florida Restoration](#). They are acting as our agent to work with our insurance carrier to get our roofs replaced. They fixed four roof leaks in 2020 at no cost to us and will continue to do so until our claim is resolved. Although the claim resolution is slow process, there is no financial risk to us.

### • March

Fire extinguisher re-certification for all units.

### • April

We found a new vendor that will do back-flow testing, fire sprinkler inspections and fire alarm inspections and signed an agreement locking in prices for five years. The company is very thorough, and we are pleased with their work. Not only did we get a lower price (saving \$1,900 in fixed costs), but they also worked with the Fire Marshall to eliminate quarterly alarm inspections, making it an annual inspection. This move saves an additional \$750 per year.

### • July

We interviewed several new and former power-washing vendors and hired a new one for power-washing the entrances and the fronts of the buildings as well as cleaning the windows. They did a good job. I think it helps when at least one board member is on-site when vendors do the work.

### • August

We continued the landscape projects and had the 35 Sabal Palms booted. We also planted two Foxtail Palms in the open green space to match two other Foxtails planted in 2019.

### • October

With Landscape maintenance as our number one expense and given a projected increase coming from our vendor, **FL Lawnpros**, the Board decided to solicit other bids for service. We chose a new vendor – [Green Thumb Landscape Management, Inc.](#) – and will save \$2,000 annually. We signed a two-year contract without a cost increase. They seem to be thorough and very accommodating.



### • December

We are planning to do extensive trimming of the Oak, Orchid and Palm trees in January or early February. Normally, Oak and Orchid trees are trimmed every 3-4 years and Palm trees twice a year. We have met with three tree vendors to get bids. The second Palm tree trimming in 2021 will be part of Green Thumb's contract.

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A big Thank You to Joseph Deutsch in helping with painting and repairing the pool deck and securing the pool fence post. He also helped me 1) paint the buildings' entrances, front steps, and landings; and 2) re-paint and attach Christmas decorations to the Orchid Cove entrance sign, all at no cost to the Association.



Many Thanks also, to Larry Hiither who helped me lower the mounds under the 54 back-flow preventers in our community to achieve a 12" ground clearance as recommended by our vendor. We had to remove buckets of dirt, roots, and old mulch.

Larry also helped clear out 54 meter pits that were filled in with dirt, mulch, and roots covering the Manatee County meters, making it easier to accurately *read* your water meters. This effort was long overdue (it had probably never been done since our units were built). These efforts were also at no cost to the Association.



## COMMUNITY EVENTS

### Tara CDD Board Meetings

Preserve Community  
Center – 9:00 am

- February 23
- March 23
- April 27
- May 25



### Tara Master Association Meetings

- February 18 – 1:00 pm via Zoom
- March 25 – 9:00am via Zoom. The annual membership meeting and board election, also via Zoom



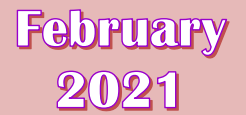
## TREASURER'S REPORT

On the [Orchid Cove website](#), see the [complete financial statement](#) as of **November 30, 2020** for more details.

Assets		Nov. 30, 2020
Checking Account		\$31,906
Money Market Account		89,264
Certificates of Deposit		339,745
Other Assets & Receivables		22,947
Total Assets		\$483,862
Income and Expenses		Jan. – Nov. 2020
	Budget	Actual
Income	\$103,533	\$104,368
Expenses	103,533	103,081
Jan. – Nov. Net Income		\$1,287

Isn't it a bit unnerving that doctors call what they do "practice?"

--- George Carlin



SR 70 eastbound motorists wishing to enter Creekwood Crossing should turn left onto Creekwood Boulevard and enter the plaza via 52nd Place East. SR 70 westbound motorists wishing to enter Twelve Oaks Plaza should turn left onto Tara Boulevard and enter the plaza via Stone River Road; or make a U-turn at Tara Boulevard and enter the plaza via Manor Hill Way.



The committee (**Greg Blanchard & Kim Loskota**) will be presenting its recommendations to the board for 2021. They include continuing the project to replace overgrown, straggly **Holly** trees with **Areca** palms. Approximately six holly trees have been identified for this project and will be removed and replaced depending on the budget.

We've discovered that three **Queen** palms (the type of tree located in front of each unit) have a disease called "[frizzle top](#)." This disease can eventually kill the tree, but we had our landscape contractor treat them with **manganese**, which could revive them. If the treatment does not work, the committee recommends removal

and replacement with the same type of tree to keep consistency in the neighborhood.

The front entry will receive a few more plants, as this area has several plants that need replacing every year, as annuals. Most of the plantings will last for years and only need trimming.

The **Ixora** around the pool are looking a bit tough. We will try to revive them with fertilizer but may need to find another type of plant that will survive in that area.

Tree trimming is being scheduled and a notice will go out with the date this will occur. All palms, some oaks and Orchid trees will be trimmed.

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. **A Documents Committee** has been established with the following members:



- Kim Loskota, Chair ([kloskota@comcast.net](mailto:kloskota@comcast.net))
- Greg Blanchard, Board liaison ([asacolorpurple@gmail.com](mailto:asacolorpurple@gmail.com))
- Patti Balogh ([pjb54@comcast.net](mailto:pjb54@comcast.net))
- Larry Hiither ([lhiither@gmail.com](mailto:lhiither@gmail.com))

The committee plans to meet sometime in February to begin work. The committee can easily conduct meetings via Zoom, 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. Sources 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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## COMMUNICATIONS COMMITTEE

Hey, neighbors, take a look at the newly updated [Welcome Packet for New Owners & Residents](#) on our [website](#). Check out other recent posts of interest to the community.

Connect  
Contribute  
Collaborate  
Communicate

We're **always** looking for news. Please, send your contribution to 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)

## OTHER COMMITTEES

Other committees previously established by the Board include:

- Maintenance Committee
- Pool Committee
- Welcome Committee
- Hurricane Preparedness Committee

So far, **NO** members have volunteered to serve on these committees. If you **do** have an interest, please contact one of the board members or Judie Littell, our Property Manager. We'd love to get them going!

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

## COVID-19 POOL RULES

Just as a reminder during these trying times of the Pandemic, [attached](#) are the **COVID-19 Rules** established for and posted at the pool. Give a copy to your guests ahead of time. Please comply, everyone – let's be safe!

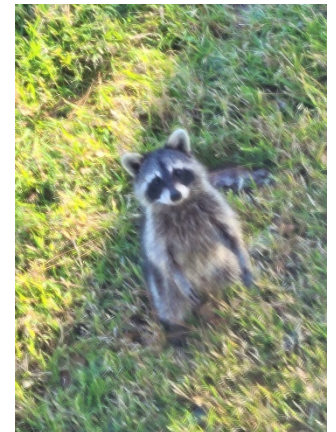
## WELCOME NEW RESIDENTS

**Harvey West** just moved into **Unit 7556**. As a snowbird from Connecticut, Harvey's new to the area and enjoys our quiet community. He's retired, likes to golf, and loves our weather. **Welcome, Harvey, to Orchid Cove!**

## PHOTO CORNER



By Beth Strub



By Kim Loskota





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## EMERGENCY ALERTS

[Sign up for Alert Manatee](#) to receive emergency notifications from Manatee County government and public safety officials.

**As of Nov. 1, 2020, Manatee County no longer uses CodeRED for its emergency messages, so you'll need to subscribe to Alert Manatee to continue getting notifications from the County.**

You will receive alerts for such emergency updates as evacuation notices, boil water advisories, weather warnings, and hazardous traffic or road conditions. You can opt to receive notifications by phone call, text, or email.

## BREAKING NEWS

### Tampa Bay Bucs Going to the Superbowl!

*By Greg Blanchard*

The Tampa Bay ~~Patriots~~ Buccaneers under the leadership of ~~Jameis Winston~~ Tom Brady will be appearing in Super Bowl LV at Raymond James Stadium in Tampa on Sunday, February 7th. Ticket information is available at <https://nflonlocation.com/superbowl-tickets/>.

**Disclaimer:** The Orchid Cove **Connection** ~~has~~ does not have the approval of the NFL to distribute accounts or descriptions of the NFC Divisional Championship.

### Tree Trimming

Our vendor, **Clean Cut Tree Services**, will be doing the tree trimming and could not be scheduled until March 16-18. If a date opens up in February, the Board will let everyone know.



Dear auto-correct, that's not what I was trying to say.  
I'm getting tired of your shirt.  
--- Anonymous

### Orchid Cove Board Members 2020-2021

President – Kim Strub  
[kimstrub@gmail.com](mailto:kimstrub@gmail.com)

712-899-2869

Greg Blanchard – Secretary  
[asacolorpurple@gmail.com](mailto:asacolorpurple@gmail.com)

941-812-6101

Cynthia Cook – Treasurer  
[cynthiam17847@yahoo.com](mailto:cynthiam17847@yahoo.com)

570-494-5480

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

# COVID-19 POOL RULES

- **THERE SHALL BE NO MORE THAN TEN (10) PERSONS IN THE POOL AREA AT ONE TIME AND LIMITED TO TWO (2) HOURS PER DAY.**
- **ALL PERSONS IN THE POOL AND WITHIN THE POOL AREA MUST MAINTAIN SOCIAL DISTANCING OF SIX (6) FEET IN THE POOL AND WITHIN THE POOL AREA AT ALL TIMES.**
- **MASKS ARE RECOMMENDED AND REQUIRED WHEN SOCIAL DISTANCING IS NOT POSSIBLE.**
- **ALL PERSONS SHALL SHOWER AND SANITIZE HANDS BEFORE ENTERING THE POOL.**
- **PEOPLE WHO APPEAR TO BE AFFLICTED OR RECENTLY EXPOSED WITH ANY COMMUNICABLE DISEASES, COLDS, FEVER, INFECTION, OR OTHER PHYSICAL AILMENTS SUCH AS CUTS OR SKIN DISEASES ARE PROHIBITED.**
- **NO SPITTING OR BODILY FLUIDS IN THE POOL.**
- **SANITIZING PERSONAL CONTACT AREAS IS AN INDIVIDUAL'S RESPONSIBILITY.**
- **USE OF THE POOL IS AT YOUR OWN RISK AND INDIVIDUALS ARE RESPONSIBLE FOR THEIR OWN HEALTH AND SAFETY.**
- **TAKE ALL PERSONAL BELONGINGS WITH YOU WHEN LEAVING. DO NOT LEAVE ANYTHING BEHIND.**

**FAILURE TO ABIDE BY THESE RULES WILL RESULT  
IN THE BOARD OF DIRECTORS CLOSING THE POOL.**