



# Orchid Cove Connection



## NEXT ORCHID COVE BOARD MEETING

**May 20 – 6:30pm by ZOOM**

Subsequent meetings will be scheduled on an as-needed basis. For all meetings, notices will be emailed and posted on the community bulletin boards.

Board Meeting

## WELCOME NEW RESIDENTS

**Francis ("Frank") Clasby** is the new owner of **Unit 7532** and gives us the following bio info with photo.

*I am originally from Boston MA, but I have lived in this part of Florida a couple of times in the past. We had our first place in Sarasota in 2005. I'm pretty familiar with this area; we had a place at Cedar Hollow about 7 years ago. I am a Marine Corps Vietnam Veteran, and a retired electrician.*



Welcome, Frank, to the Orchid Cove community!

## ORCHID COVE BOARD NOTES

### • Keeping Your Building Front Clean

Orchid Cove pays for power-washing the fronts of the buildings once a year and has the entrance painted as needed. We want things to be kept looking nice. Both projects were completed late last year.

Between then and the next time the work is done by the Association, you are required to broom off and/or hose off your entrance, garage doors, and around carriage lights as needed. Typically, bugs and debris accumulate, making our building fronts look dirty. If you are an owner and have tenants, let them know they need to do it. Some of you will be leaving to return north for the summer season, so

this is a courtesy reminder to please complete this cleaning before you go.

If you would like to review what exterior features owners are responsible for, please login to our [website](#) with password orca for the [Owners page](#). Click on the [Documents & Rules and Regulations](#) link and then on [Orchid Cove Responsibility Matrix](#).

### • Wind Mitigation Inspection

At the **March 25** Special Board Meeting, the Board authorized a **Wind Mitigation Inspection** by [AEG Home Inspections](#) for \$300, paid by the Association. The work was completed in April. To view the results for each building, go to our website's [Owners page](#) to click on the [Documents & Rules and Regulations](#) link. Then click on [Wind Mitigation Reports](#).

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This type of inspection is done every five years and is required by most homeowner insurance companies. Give the results for your building to your homeowners insurance agent – you may be qualified for a reduction in your insurance premium.

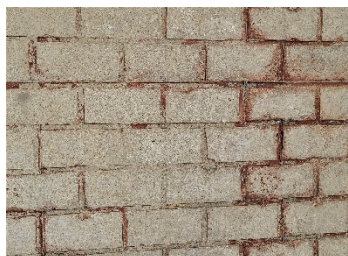




# Orchid Cove Connection



## Driveway/Walk Color Restoration



The Board is considering having the **driveways re-colored and sealed**. It was discussed at the **April 15 Board Meeting**. The surfaces are faded and need refreshing.

Board member **Joseph Deutsch** had volunteered to do the re-coloring work at the cost of price-of-materials only. As an example of what to expect, he had recently stained the walks and driveways for **Units 7528 – 7534**.

As an alternative, some members respectfully urged the Board to consider hiring a licensed and insured contractor experienced with this type of highly specialized work.

No decision was made. Working with **Judie Littell** (our Property Manager), **Dave & Kim Loskota**, together with **Patti & Rich Balogh**, were asked to review the driveway conditions with qualified contractors to secure proposals for what needs to be done.

As a result, the **Baloghs & Loskotas**, along with **President Kim Strub**, walked our street with **Kip Weingold**, representative of **Intrastate Terrazzo & Concrete** on **April 21**. His firm did the original



**"StampCrete"** construction in Orchid Cove. He reviewed in detail what needs to be done and subsequently sent a proposal for the work to our Property Manager.

**According to Kip**, restoring our drives and walks as closely as possible to their original elegant appearance would entail the following steps:

- **Cleansing** with a chemical paint stripper and power washing it off
- **Applying** an acidic solution to neutralize paint stripper remnants, and hosing it off

- **Washing** on coloring (a colored-dye solution that matches the color of the initial "brick joint" construction) to fill the joints and cover the "brick face" surface.
- **Brushing** the coloring solution off the brick face with a fine-haired broom, retaining random, low-point color to "antique" the brick face.
- **Sealing** with a solvent-based (not water-based) acrylic sealer when dry. Sealer should last 2-4 years, at which time only re-sealing is needed.

Only one building at a time would be done. There would obviously be various times when driving or walking on the surfaces would be curtailed. Kip offered to initially contract for just half a building to let us assess the results.

Because the cost per condo unit is likely to exceed \$1,200, proposals will also be sought from two other contractors who do this type of work.

## TREASURER'S REPORT

On the [Orchid Cove website](#), see the [complete financial statement](#) as of **March 31, 2021** for more details.

Assets		March 31, 2021
Checking Account		\$50,236
Money Market Account		100,579
Certificates of Deposit		341,587
Other Assets & Receivables		12,119
Total Assets		\$504,521
Income and Expenses		Jan – Mar 2021
	Budget	Actual
Income	\$27,572	\$27,821
Expenses	27,572	26,869
Jan – Mar 2021 Net Income		\$952

Here's something to think about: How come you never see a headline like "Psychic Wins Lottery?"

-- Jay Leno



# Orchid Cove Connection



## 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. A [copy](#) is included as part of this **Connection** edition.

## TARA MASTER ASSOCIATION (TMA)



The TMA Board had a meeting on **April 22**. Its next meeting is scheduled for **May 20 at 1:00pm, via ZOOM**.

At the April meeting, **TMA President Nelson Maynard resigned**, announcing that he'd sold his residence in Tara Preserve. The Board then appointed Tara Preserve resident **Richard Lurk** to replace Maynard on the Board. Lurk was named Treasurer, and current Board Treasurer **Richard Power** was appointed to take Maynard's place as President, all effective immediately.



*Nelson Maynard  
(ret.)*



*Rick Power, 6838  
Tailfeather Way*



*Richard Lurk, 6443  
Wingspan Way*

Many thanks to Nelson & Rick for their service on the Board – and to Rick Power for taking on the Presidency – as well as to Richard Lurk for also volunteering to serve the TMA community. What a bunch of great guys!

## TARA CDD BOARD MEETINGS

Preserve Community  
Center – 9:00am

<i>May 25</i>	<i>Aug 24</i>
<i>June 22</i>	<i>July 27</i>
<i>August 24</i>	<i>September 28</i>



## DOCUMENTS COMMITTEE

Convened by **Chair Kim Loskota**, the **Documents Committee** had its third meeting on **April 27**. Members included **Patti Balogh** and **Greg Blanchard**. The committee will meet again in May via Zoom.

To the extent suitable, our committee intends to use the revisions that were recently enacted by the **Cypress Strand Condo Association** to assist in updating our condo documents. They plan to meet via Zoom with a committee member from Cypress Strand who was instrumental in getting their condo docs revised and approved. If any homeowner has ideas for new or changed rules that would improve our community, please contact a committee member.

## RULES AND REGULATIONS REVIEW

**KNOW THE  
RULES!**



Specific sections of the **Rules and Regulations (R&R)** will be reviewed in this and future editions of the **Connection**. This month, we're highlighting some very basic rules. These R&R reads as follows:

*(continued next page)*



# Orchid Cove Connection



- **Flower Pots/Ornaments**

Flower pots and ornaments are only permitted on front porches or second floor landings, not on stairs or in mulch areas. No hanging plants are permitted to hang from poles in the ground or from any exterior part of any building. Plants must be of reasonable size, shape and condition.

- **Landscaping**

UNDER NO CIRCUMSTANCE MAY PLANTS AND MATERIAL PROVIDED BY THE DEVELOPER OR LANDSCAPE COMPANY BE REMOVED OR CHANGED WITHOUT BOARD APPROVAL.

- **Front Porches and Steps**

Doormats must be placed in front of the door, not at the bottom of the stairs, on the stairs, or on the sidewalk. Hoses must be returned to the garage promptly after use (not left lying around). Hose reels are not permitted.

- **Garage Doors**

For your own safety, garage doors should be kept in a closed position when not in use. Maintenance and repair of garage doors are the responsibility of the unit owner.

If you have any questions, contact our **PCM Property Manager, Judie Littell**. If you have a suggestion for a new rule or revision to an existing rule, contact the Documents Committee, Judie, or a Board member.

## TARA PRESERVE GOLF CLUB INVITATION



Enjoy yourself with your neighbors at the Preserve Happy Hour. Special drink prices and great appetizers!

**Monday 4pm to 7pm**  
**Wednesday 4pm to 7pm**  
**Friday 4pm to 7pm**

Some events also have **live** music, as in a **Band!** At the golf course clubhouse, 1 ½ blocks away!

## OUR COMMITTEES NEED VOLUNTEERS

The continued success of **Orchid Cove** depends upon getting owners involved in the various committees that the Board of Directors depends upon for support and guidance.

**Volunteering to serve** on one of our committees is also a great way to become



engaged and contribute to our neighborhood.

An attractive feature of living in a community association like Orchid Cove is that it eliminates much of the responsibility of home ownership. But the price of that convenience is sometimes the creation of an atmosphere of apathy.

As owners in a community association, we tend to allow and depend upon that elite group known as "them" or "they" to operate the association, attend related meetings, and make important community decisions. However, we need to realize that **"they" and "them" are always made up of "I," "We," "You" and "Us."**



How about serving on one of the following committees? **We need your ideas and help.** To answer your **"call to duty,"** please contact

one of the Board members or **Judie Littell**, our Property Manager. **Thanks much!**

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

## COMMUNICATIONS COMMITTEE

Check out our [Orchid Cove website](#) for current community info. [Wind Mitigation Reports](#) for all 12

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# Orchid Cove Connection



buildings have been uploaded to our Documents & Rules and Regulations link on the Owners page.

**We're always looking for community news to publish in the Connection.** 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)

The next **Connection** will likely be published in August.

## PHOTO CORNER

### Area Nature & Wildlife



*Snowy egret,  
by Kim Loskota*



*Sandhill crane with 2 babies on the 14<sup>th</sup> fairway, Preserve Golf Course. By Kim Loskota.*



*Orchid blooms at Selby Gardens, by Kim Loskota.*





# Orchid Cove Connection



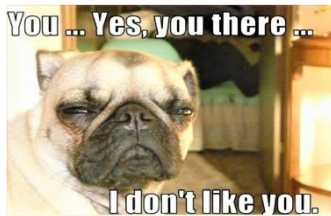
*3 new gator hatchlings! Notice how small they are, compared to the blades of grass. In the woods on the 10th fairway, Preserve Golf Course. By Dave Loskota, 4/23/21.*

## 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's 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.
- Your recommendation will be included in the next **Connection** and added to [Orchid Cove's Recommended Vendors List](#).



A lot of people are afraid of heights. Not me, I'm afraid of widths. -- Steven Wright

Always carry a jug of whiskey in case of snakebite and furthermore, always carry a small snake.  
-- W. C. Fields

## Orchid Cove Board Members 2021 – 2022

**President – Kim Strub**

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

712-899-2869

**Joseph Deutsch – Secretary**

[Jdeutsch90@yahoo.com](mailto:Jdeutsch90@yahoo.com)

941-799-0489

**Larry Hiither – Treasurer**

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

513-252-3812

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

(Owner page PW – orca)

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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

# 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:<br>shut off valves to: <input type="checkbox"/> <i>water heater</i><br><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<br>heavy object on the toilet seats |
| <input type="checkbox"/> Close sink drains  | <input type="checkbox"/> Turn off refrigerator ice maker and empty ice<br>bin                          |
| <input type="checkbox"/> Verify that a neighbor or nearby relative has<br>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<br>thermostat per <a href="#">FPL recommendations</a>   | <input type="checkbox"/> Turn off circuit breakers to washer, dryer,<br>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<br>are secure  | <input type="checkbox"/> Bring in everything from your lanai (in case of<br>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.

**Progressive Community Management**  
**Property Manager for Orchid Cove**

# 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).

**Return the information** via any of the following:

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

**Mail:** Judie Littell

**Fax:** 941-923-7000 Attn: Judie

Progressive Community Management  
3701 South Osprey Ave  
Sarasota FL 34239

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

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

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

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

By providing my email address, I hereby agree to receive communications electronically from the Orchid Cove Board or its Property Manager on Orchid Cove matters.

**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 the current lease has expired.

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

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

By providing an email address, tenant will receive communications electronically from the Orchid Cove Board or its Property Manager on Orchid Cove matters.

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## Emergency Contact Information:

**Name** \_\_\_\_\_ **Phone No.** \_\_\_\_\_  
(mobile # preferred)

\*\*\*\*\*

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

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