



# Orchid Cove Connection

December  
2021

Vol. 8 No. 6

## NEXT ORCHID COVE BOARD MEETINGS

5:00pm via ZOOM  
and at the Preserve  
Community Center

- January 20
- February 15



The February meeting will be the annual members meeting with an election to fill all three positions on the Board of Directors for the 2022-23 one-year term. Members will receive first notification by email in December. You will also receive a second written notice two weeks prior to the meeting. **Please plan to attend!**

If you're interested in serving on the Board, please volunteer to run for election! And, if you want to run, you must complete the application form that will be mailed to all by Progressive Community Management.

## ORIGINAL OWNER PASSES

Delbert Benson, owner of Unit 7610 (with his wife Linda), passed away November 16. He was 79. As original Orchid Cove owners, he and Linda moved here in June 2004. They came from West Virginia, where Del was owner and publisher of the Preston County newspaper. He had served in the Army as a Sergeant.



You may easily recall Del walking Linda's dog, Grizzly, for the past 3-4 years. A friend and neighbor of Johnny Benanti for 17 years, they rode bikes together, always at Del's pace. Johnny did most of the maintenance work on Del's car, and Del convinced Johnny to buy Apple vs. PC products. Johnny describes Del as his best friend in Orchid Cove, a very trust-worthy straight-shooter, a

coffee drinker who **never** said a bad word about anyone. Del will be sorely missed by all. Please read his obituary [here](#) (as recently published by the Bradenton Herald).



## Links to Inside Contents

[Treasurer's Report](#)  
[Sealcoating Our Street](#)  
[Landscape Maintenance](#)  
[Book Club Meeting; Fitness Activities](#)  
[Orchid Cove Pool Socials Resume](#)  
[Rules & Regulations Review](#)  
[Orchid Cove Recommended Vendors](#)  
[Tara Master Association \(TMA\)](#)  
[Tara Preserve Golf Club Events](#)  
[Tara CDD Future Board Meetings](#)  
[Communications Committee](#)  
[Why Join a Committee?](#)  
[Photo Corner](#)  
[Board/Property Manager Contacts](#)

## ORCHID COVE MEETING NOTES

### November 18 Meetings

At the **Special Members' Meeting** prior to the **Board meeting**, there were member votes on three items:

1. **CARRY-OVER** – Any excess/deficit of Association income over Association expense for the year ending December 31, 2021, will be applied to the operations budget for 2022. Members approved the carry-over.
2. **CROSS-UTILIZATION** – This vote authorizes the Board of Directors, if needed, to move monies from one reserve account to another reserve account. This action was OK'd by the members.
3. **FINANCIAL REPORTING WAIVER – CONDOMINIUM**  
Currently, the Association is required to prepare

(Continued next page)



# Orchid Cove Connection

December  
2021

Vol. 8 No. 6

Reviewed Financial Statements based upon its annual revenue. Under Florida law, the association membership may vote to reduce its level of reporting to avoid additional costs. Members voted to approve this action as well.

After the Membership meeting, the Board met to adopt the **2022 budget**. It was approved ([summary attached](#)) and is posted on our [website](#). Member dues will increase from \$755 to \$825 per quarter.



**The Maintenance (operating) portion of the budget** will increase from \$110,288, to \$112,771 (from \$575/quarter to \$588/quarter). The Board is keeping

expenses in line by continually monitoring vendor costs but realizes that costs have risen in many areas:

- The **property management fee** increased by 3%.
- Our **insurance cost** will increase 12.9% due to industry increases caused by global warming and major catastrophes such as hurricanes, fires in the west, and floods.
- The **pool maintenance costs** increased by 13% because of cost increases in pool chemicals.

**The Reserves portion of the budget** will require an assessment increase from \$180/quarter to \$237/quarter. This increase is the result of:



- A 3% inflation increase done every year on all reserve categories, and
- Increasing our roof reserve allocation from \$450,204 to \$550,000 to make up for projected replacement cost shortfalls.

**Our 2022 quarterly dues of \$825** compares to a sample of other Preserve condo associations as follows:

- Palm Grove's **2022** dues will be \$1,000
- Grand Oaks' **2021** dues of \$970 will increase
- Fairway Gardens' **2021** dues of \$810 will go up, too

I'm trying to get into the Holiday Spirit, but the damn bottle won't open.

## Roof Replacement Claim Update

This claim for insurance reimbursement following storm damage will shortly be entering the lawsuit stage. The Board will keep members posted with any updates.

## TREASURER'S REPORT

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

Assets		October 31, 2021
Checking Account		\$71,840
Money Market Account		120,736
Certificates of Deposit		342,306
Other Assets & Receivables		6,394
<b>Total Assets</b>		<b>\$541,276</b>
Income and Expenses		Jan – Oct 2021
	Budget	Actual
Income	\$91,907	\$92,657
Expenses	91,907	81,123
<b>Jan – Oct 2021 Net Income</b>		<b>\$11,534</b>

## SEALCOATING OUR STREET

This big maintenance project was completed **Nov. 8-11**. Our street was last seal-coated in October 2017. Prior to the current sealcoating, **Joe Deutsch**, with some help from **Kim Strub**, completed **days** of handwork, filling cracks in the roadbed. Thanks, guys!



(Continued next page)



# Orchid Cove Connection

December  
2021

Vol. 8 No. 6

Looking down the road (no pun intended!), the next-time-major-maintenance will be expensive, most likely as either:

- 1) Roadbed reconstruction or
- 2) Mill & overlay.

At that time, joining with other Tara Preserve condo associations to create a larger project would probably generate more competitive bidding and better results.

## LANDSCAPE MAINTENANCE

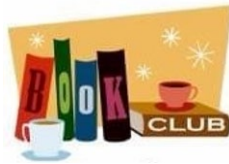
Behind the Association's three middle buildings, too little sun caused by too much shade has taken a toll on the lawns under the trees. There's a lot of tree root exposure and dead grass. The Board will get a quote from our landscape contractor on covering the roots and dead grass with pine bark mulch in January.

Some of the flowering plants along the pool also need attention, as do the crotons at the pool entrance. The **Landscape Committee** will be doing a walk-around with the Association's landscape contractor in January to arrive at solutions to these and other problems.

## BOOK CLUB MEETING; FITNESS ACTIVITIES

The Tara Preserve **Book Club** will meet next on **January 18 at the Preserve Golf Clubhouse, 4:30pm.** The book to be discussed is:

- **Bird in Hand**, by Christina Baker Kline  
(3.9 out of 5 stars)



Food and beverages will be available for purchase. Due to Covid, wearing facemasks is encouraged.

**Fitness activities at the Preserve Golf Clubhouse** have begun – see the **attached notice**:

- **Yoga** Fridays at 10:00am
- **Zumba** Wednesdays at 9:30am

For more information, contact **Barbara Pfaff** at 908-230-1159 or **[babsswim@comcast.net](mailto:babsswim@comcast.net)**.

## ORCHID COVE POOL SOCIALS RESUME!



Briefly discussed at the November Board meeting, these Happy Hour parties used to take place once a month over the winter, at the pool's roofed social area. Because of the Covid pandemic, they were suspended indefinitely. Well, **they're baaaaack! But with a few cautions:**

- No sharing of food (or drinks),
- Recommending only vaccinated people attend, and
- All should maintain *some* "social distance."

**The first one** is scheduled for **Wednesday, December 15 at 4:30pm**, at the roofed pool area. See **[attached flyer](#)**.

## RULES AND REGULATIONS REVIEW

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 **Seasonal Holiday Decorations**. The R&R read as follows:

### **"Seasonal Holiday Decorations"**

*Seasonal holiday decorations (i.e., Thanksgiving, Easter, Fourth of July, Memorial Day, Halloween, Labor Day, etc.) are permitted no more than 20 days prior and no more than 10 days after the holiday.*

*Seasonal decorations are not to be mounted on any building except for front entrance door and stair rails. Decorating is permitted in the trees and bushes, but state, county and city electricity codes must be followed. There shall be no alteration of common elements, especially the placing of items on the grassy areas, which may interfere with the landscaping company's right-of-way. Front door wreath and welcome door hangings are permitted year around."*

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.

**KNOW THE RULES!**







# Orchid Cove Connection

December  
2021

Vol. 8 No. 6

## 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 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](#).

## TARA MASTER ASSOCIATION (TMA)

The **TMA Board** next meets on **December 7 at 10:00am, via ZOOM**.



The TMA Architectural Review Committee (ARC) will be conducting its annual inspection the week of December 6-10, 2021.

## TARA PRESERVE GOLF CLUB EVENTS

The **Preserve Golf Club** has scheduled regular events at the **clubhouse**:

- **Happy Hour**: every Monday, 5 – 8pm
- **Happy Hour**: every Friday, 5 – 8pm
- **Zumba**: every Wednesday, starts at 9:30am
- **Painting Class**: every Thursday, starts at 9:00am
- **Yoga**: every Friday, starts at 10:00am
- **Book Club**: third Tuesday of the month, 4:30 – 5:30pm



If you're a member of the online website [Nextdoor Tara](#), you can join a **Group** within that site called "**Tara Preserve Golf Club Events**" to find out what else is happening there. Sometimes they have **live music** at Happy Hours! It's really nice to have something fun going on within walking distance!

## TARA CDD FUTURE BOARD MEETINGS

Preserve Community Center – 9:30am

- **December 7**      **March 22**
- **January 25**     **April 26**
- **February 22**



## COMMUNICATIONS COMMITTEE

We're always looking for **resident input** (maybe a recipe?) **to include in the Connection**. Please send your contribution to either of us:



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

## WHY JOIN A COMMITTEE?

Currently, we have **FOUR inactive committees**, due to **NO** members!

1. **Hurricane Preparedness Committee**
2. **Maintenance Committee**
3. **Pool Committee**
4. **Welcome Committee**

Committees serve a number of roles important to our association and the Board of Directors:

- Committees serve as a **training ground** for future association leaders.

(Continued next page)



# Orchid Cove Connection

December  
2021

Vol. 8 No. 6

- They serve as a conduit through which the Board receives **"grass roots" input** – the opinions and ideas of owners.
- Committees are a vehicle through which the Board receives **recommendations** for policies, actions, and budgeting.
- They can also be the means for **implementing** Board policies and budgets.

Committees are an important linkage between our Board and owners. **But to be effective, committees need members!**

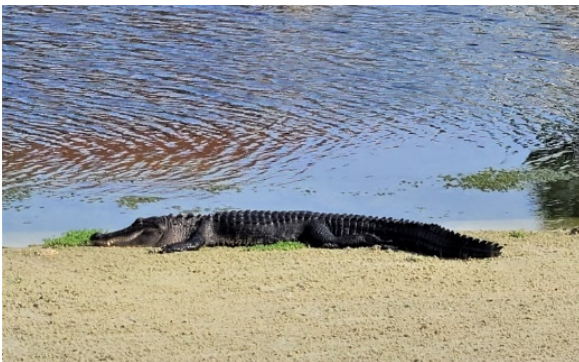
Please consider getting involved in our community and volunteering to serve on an association committee. Contact Judie Littell or a Board member. **Orchid Cove needs YOU!**



*A beautiful view from Kim & Beth Strub's lanai this summer.*

## PHOTO CORNER

### Gator at the Sand Trap



*This big guy, so carefully pointed out by Kim Loskota, was claiming ownership of this golf-course sand trap. Wisely, she picked up her ball and scooted out of there!*



Dear Santa,

This year, I want a big fat bank account and a slim body.  
Please don't mix those two up like you did last year.

### Orchid Cove Board Members 2021 – 2022

President – Kim Strub

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

712-899-2869

Joseph Deutsch – Secretary

[orchidcovese secretary@gmail.com](mailto:orchidcovese secretary@gmail.com)

941-799-0489

Larry Hiither – Treasurer

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

513-252-3812

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

(Owner page password: orca)

\*\*\*\*\*

### 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



## Fitness at the Preserve



### Yoga

Fridays 10 AM



### Zumba

Wednesdays 9:30 AM

Tara Preserve Golf Club, 7310 Tara Preserve Lane

**All Welcome**

Dear Santa,  
I've been good all year. Most of the time. Once in a while. Never mind, I'll buy my own stuff.



## Calling All Readers

Tara Preserve Book Club

Tara Preserve Golf Club, 7310 Tara Preserve Lane

January 18, 2022, 4:30 PM

We are reading

*Bird in Hand*

by Christina Baker Kline

Snacks and beverages are available for purchase



*All invited! Hope to see you!*

Subsequent meeting will be February 15, 2022

*For more information, call Barbara Pfaff at 908-230-1159*

*Or email babsswim@Comcast.net*

December 31, 2021

ORCHID COVE CONDOMINIUM ASSN, INC.

PROPOSED BUDGET FOR THE PERIOD

JANUARY 1, 2022 to DECEMBER 31, 2022

Approved November 18, 2021

RESERVE  
FUNDING  
100.00%

	2021	2022
	APPROVED BUDGET	PROPOSED BUDGET
<b>REVENUES</b>		
5010 MAINTENANCE	\$110,288	\$112,771
5030 APPLICATION FEES		0
5050 INTEREST INCOME		0
SUBTOTAL REVENUE	110,288	112,771
RESERVES	34,476	45,655
TOTAL REVENUE	\$144,764	\$158,426

<b>EXPENSES AND RESERVES</b>		
CURRENT EXPENSES - SCHEDULE A	\$110,288	\$112,771
RESERVES	\$34,476	\$45,655
TOTAL EXPENSES AND RESERVES	\$144,764	\$158,426

<b>UNIT ASSESSMENT - QUARTERLY</b>		
MAINTENANCE ASSESSMENT	\$575	\$588
RESERVE ASSESSMENT	\$180	\$238
TOTAL ASSESSMENT	\$755	\$825

NUMBER OF UNITS	48
PAYMENTS PER YEAR	4



## ORCHID COVE SOCIAL



Wednesday, December 15

4:30 pm - ??

Pool Area

Only bring a snack for  
personal consumption,  
along with your favorite beverage.

Please remember:

NO glass in the pool area

