

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING JANUARY 20, 2022 – 5:00 PM MINUTES
VIA ZOOM – Member ID: 871 9517 7722 Password: 631487
Or Call in number to get onto Zoom: +1-929 205 6099 US (New York)

CONVENE MEETING / DETERMINE A QUORUM – The meeting was convened at 5:02 pm by President, Kim Strub. Other board members attending were Joseph Deutsch and Larry Hiither. A quorum was established. Judie Littell, LCAM, also attended representing Progressive Community Management (PCM).

RECORDING OF MEETING – The meeting was recorded on Zoom.

PROPERTY MEETING NOTICE - Meeting notice and the agenda were posted on the Orchid Cove premises in accordance with the requirements of the Florida Statutes.

GUEST SPEAKER – Jim Cirillo, Jr., GCM Insurance spoke about the 2022 insurance policies and that it increased by \$2,400 to \$26,937.90. It renewed on January 18th. The insured values increased by \$1.2 million. Workers Compensation was paid in October which was the original effective date but now everything else is in January. Next year, Workers Compensation will also be in January.

APPROVAL OF MEETING MINUTES – Larry Hiither **motioned**, seconded by Joseph Deutsch, to approve the Minutes from the November 18, 2021, board meeting. **The motion passed unanimously.**

OFFICER REPORTS

1. President – There is a Lunch N’ Learn on the first Friday of the month in which Kim would like Larry and Joe to attend. This will be on February 4th. Kim would like to have the Reserve Study done in 2023. Ace Pest Control is needed to spray the exteriors of the units for ants. Larry mentioned he used Terro Liquid ant bait and the ants were gone in a day.
2. Treasurer – Kim Strub **motioned**, seconded by Larry Hiither, to approve the November 2021 Treasurer’s Report as written. **The motion passed unanimously.** (See the November report attached to these minutes.)
3. Secretary – No report.

COMMITTEE REPORTS

1. Document Rewrite Committee – Kim Loskota – No report.
2. Landscape Committee – There was a meeting last week. Joseph Deutsch has the minutes. A question arose whether we could hold off until June or July to do the palm tree trimming and only do it one time this year. The consensus of the board is to do it in June. Kim will schedule this with GreenThumb Landscaping.
3. Communication Committee – Dave Loskota did a great job with the Newsletter. We will send him the Minutes from the November board meeting and the Treasurer’s report for November.
4. Maintenance Committee – No report. Volunteers are needed.
5. Pool Committee – No report. Volunteers are needed. Everything looks good.
6. Rule Enforcement Committee – No report. Volunteers are needed.
7. Welcome Committee – No report. Volunteers are needed.

OLD BUSINESS

1. Roof Claim Update – Kim Strub expects the date for his deposition to be soon, after which mediation takes place, probably in the fall.
2. Asphalt Resealing – Complete
3. Mulch Bids – Larry Hiither **motioned**, seconded by Joseph Deutsch, to approve the proposal from Ramco Mulch Solutions for \$4,320, and take \$1,320 out of the general maintenance and put into the mulch budget. **The motion passed unanimously.**

NEW BUSINESS

1. Fire Extinguisher Recertification (All Florida Fire Equipment Bid Scheduled for March 23, 2022). This will be in the Newsletter. Also, there will be a charge up to \$100 per person to cover a separate recertification visit for anyone who does not put their fire extinguisher out for inspection. This year they must be recharged. This is done every six years. Owners must remind your tenants.
2. Back-flows Recertification (Casey Plumbing) – This should be scheduled for April 1, 2022.
3. Fire Sprinkler and Alarm Recertification (Piper Fire Protection) – include sandpipes on side of buildings – schedule for April 2022.
4. Maintenance Schedule
 - a. Power Wash Sidewalks – Joseph Deutsch will be doing.
 - b. Caulk Driveway Cracks – Joseph Deutsch will be doing. He needs to buy a 200' cord hose which can be hooked up to the pool and not someone else's unit.

ANY OTHER BUSINESS THAT COMES BEFORE THE BOARD – None

OWNER COMMENTS – None

ANNUAL MEETING NOTICES AND MAILINGS – The meeting is on March 17, 2022, at 5:00 PM in the Tara Preserve Community Center and also via Zoom. The first notice was already emailed, and the second notice will be emailed next week.

SCHEDULE NEXT BOARD MEETING – February 17, 2022, if necessary, via Zoom.

ADJOURN MEETING – There being no further business to discuss, Kim Strub **motioned**, seconded by Joe Deutsch, to adjourn the meeting. **The motion was passed unanimously** and closed at 6:31 PM by President, Kim Strub.

Respectfully submitted,

Judie Littell, LCAM
Progressive Community Management, Inc.
Managing Agent for Orchid Cove Condominium Association, Inc.

Treasurers Report

Month Ending

November 30, 2021

Assets:

Checking	63,778
Money Market	123,614
CD Bank United 4/26/22 .10%	150,975
CD-Cadence Bank 1/15/22 .50%	29,131
CD-Liberty Bank 2/16/22 .648%	83,418
CD-Liberty Bank 9/12/22 .598%	78,782
Account Receivable	77
Utility Deposits	566
Prepaid Expenses	0
Prepaid Insurance	<u>3,451</u>
Total	533,792

Liabilities & Equity:

Subtotal current Liab.	16,298
Reserves	390,920
Fund Balance.	115,414
Current Year Net Income/Loss.	<u>11,160</u>
Total.	533,792

(Large expense item: Green Thumb Landscape \$3,287)

lrh: 12/18/21