

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – OCTOBER 14, 2021 – 5:00 PM MINUTES
AT THE TARA PRESERVE COMMUNITY CENTER AND
VIA ZOOM – Member ID: 863 6745 5971 Passcode: 026283
Call in number to get onto Zoom: +1-929 205 6099 US (New York)
Hosted by Progressive Community Management, Inc.
3701 South Osprey Avenue, Sarasota, FL 34239

CONVENE MEETING / DETERMINE A QUORUM - The meeting was convened at 5:04 PM by President, Kim Strub. Other board members attending were Joseph Deutsch, in person, and Larry Hiither via Zoom. Members, Dave and Kim Loskota, Susan Petras, and Eric Schneider also attended via Zoom. Geraldine Bernadic, Barbra Dalgaard, and Gayle Vogel were there in person, as was Judie Littell, LCAM, representing PCM.

RECORDING OF MEETING – The meeting is being recorded and saved in the iCloud.

NOTICE OF MEETING – The notice with the agenda was posted on all bulletin boards as per the governing documents and the Florida Statute 718.

DISPOSITION OF MINUTES FROM LAST MEETING – Larry Hiither **motioned**, seconded by Joseph Deutsch, to approve the minutes from the September 23, 2021 Board meeting as written. **The motion passed unanimously.**

OFFICER’S REPORTS

1. President – Interspersed below.
2. Treasurer – Joseph Deutsch **motioned**, seconded by Kim Strub, to approve the Treasurer’s report for August 2021. **The motion passed unanimously.** The Treasurer’s report is attached to these minutes.
3. Secretary – No report

COMMITTEE REPORTS

1. Document Rewrite Committee – No report
2. Landscape Committee – Kim Strub explained about the diseased oak tree and that according to Ray Ciemniecki of GreenThumb, the tree must be removed. The sod that was installed will not survive. Ray will come out tomorrow.
3. Communication Committee – Dave Loskota did updates on the website.
4. Maintenance Committee – No report. Volunteers are needed
5. Pool Committee – No report. Volunteers are needed
6. Rule Enforcement Committee – No report. Volunteers are needed.
7. Welcome Committee – Volunteers are needed – we will talk about this at the Annual Meeting.

OLD BUSINESS

1. Driveways Resealing – This is complete. Joe Deutsch power washed and resealed the driveways. They will need another coat in 2022.
2. Roof Claim Update – Kim Strub spoke to SFR this week and they are going to file a lawsuit next week. SFR had three sets of engineers go on the roofs to do the damage studies. Cypress Strand is using Colonial Roofing and doing many buildings at the same time. Kim and Joe Deutsch attended an area president’s council today at Cypress Strand. There were six men on one roof and three below. The

council talked about each vendor, each explained best practices in what they were doing. Cypress Strand filed their claim in October 2019, and they finally got their money in September 2021.

3. Landscape Plant Replacement –
 - a. Sickly Oak tree – see above

NEW BUSINESS –

1. Purchases of Driveway Sealant – Kim Strub **motioned**, seconded by Larry Hiither, that we spend approximately \$1,600 for driveway sealant to recoat a second coat to be done at a timeframe later. **The motion passed unanimously.**
2. Move up Asphalt Re-Coating in 2021 – Asphalt Repair Service's agreement of \$3,800 requires that owners will have to stay off the road during the process. If cars are on the property, they will be towed at their expense. Kim read their service proposal. It takes 2 days to do one half of the property and 2 days for the other half. It opens up on the 3rd day for the parking. The last time they provided color coded maps so people will know when to move their cars. The board would like this to be scheduled as soon as possible

Joe Deutsch can get the material to patch the wider cracks. It takes 50 5-gallon buckets @\$26 at Lowes. (Joe can get them for \$20 +change at his service company. Kim Strub **motioned**, seconded by Larry Hiither, to have Joe Deutsch fill the cracks for approximately \$1,400, and spend \$3,800 per Asphalt Repair Service's agreement to recoat it and stripe the lines. **The motion passed unanimously.**
3. Budget Review for 2022 – Larry Hiither, Joe Deutsch and Kim Strub met with Judie at PCM and derived the 2022 budget. This year there were increases in the utilities, a 15% increase in insurance, landscaping, pool contract and pool repairs. Thus, the quarterly maintenance fees will be \$825 per unit. Kim Strub **motioned**, seconded by Joe Deutsch, to accept the 2022 proposed budget and authorize PCM to send out the 14-day notice to the members that the budget will be adopted by the Board at the next meeting. **The motion passed unanimously.** It will start with a member meeting to vote on the carry over of excess funds and the cross utilization of reserve line items. Then, the board meeting will follow to adopt the budget. Kim Strub thanked Larry and Joe for helping to put the budget together.

ANYTHING ELSE THAT COMES BEFORE THE BOARD – None

OWNER CONCERNS – None

NEXT MEETING – Thursday, November 18, 2021, at 5:00 PM, to adopt the 2022 proposed budget.

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 6:14 PM by President, Kim Strub.

Respectfully submitted,

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

Treasurers Report

August 31, 2021

Assets:

Checking	\$59,728
Money Market	114,980
CD Bank United 4/26/22 .10%	150,975
CD-Cadence Bank 1/15/22 .50%	29,094
CD-Liberty Bank 2/16/22 .648%	83,418
CD-Liberty Bank 9/12/22 .598%	78,782
Account Receivable	1,572
Utility Deposits	566
Prepaid Expenses	0
Prepaid Insurance	<u>5,613</u>
Total	524,729

Liabilities & Equity:

Subtotal current Liab.	19,119
Reserves.	382,249
Fund Balance.	115,414
Current Year Net Income/Loss.	<u>7,947</u>
Total.	524,729

lrh: 10/08/21