

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING– NOVEMBER 18, 2021 – 5:00 PM MINUTES
TARA PRESERVE COMMUNITY CETER
7340 TARA PRESERVE LANE, BRADENTON, FL 34203
VIA ZOOM – Member ID: 860 0054 5930 Password: 549131
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 5:21 pm by President, Kim Strub. Other board members attending were Joseph Deutsch and Larry Hiithers. A quorum was established. Judie Littell, LCAM, also attended representing Progressive Community Management (PCM).

RECORDING OF MEETING – The meeting was recorded on Zoom.

APPROVAL OF MEETING MINUTES – Joseph Deutsch **motioned**, seconded by Larry Hiithers, to approve the minutes from the October 14, 2021 board meeting. **The motion passed unanimously.**

OFFICER REPORTS

1. President – Interspersed below.
2. Treasurer – Joseph Deutsch **motioned**, seconded by Larry Hiither, to approve the September 2021 and October 2021 Treasurer’s Reports as written. **The motion passed unanimously.** (See the October report attached to these minutes.)
3. Secretary – No report.

COMMITTEE REPORTS

1. Document Rewrite Committee – Kim Loskota – No report.
2. Landscape Committee – Kim Strub walked around with Ray Ciemniecki from GreenThumb. Sod will be replaced due to drying out from lack of water and will be replaced by Ray when it is time (Sod is \$450 per pallet). He gave a bid for the regular brown pine bark mulch of \$3,000 in the beginning of January. There are a lot of trees not getting enough sun and the roots took over especially behind the center condos. The arborist said it is not good to bury them in dirt. An option is to mulch that area and try to eliminate most of the exposed roots; could use oak leaves to cover them. Ray will take care of the three Ixora’s near the pool. The Crotons in front of the pool have not looked good for two years. Kim Loskota and Greg Blanchard will do a walk-around with Ray Ciemniecki.
3. Communication Committee – Dave Loskota did a great job with the Newsletter. We will send him the Agenda for the Member and Board meeting, Minutes from October 4th and the September and October 2021 financials, as well as the 2022 Proposed Budget.
4. Maintenance Committee – No report. Volunteers are needed.
5. Pool Committee – No report. Volunteers are needed. There will be a pool party in December. Residents will be notified 4 or 5 days in advance.
6. Rule Enforcement Committee – No report. Volunteers are needed.

7. Welcome Committee – No report. Volunteers are needed.

OLD BUSINESS

1. Driveways Resealing (completed) - Joseph Deutsch did a great job.
2. Roof Claim Update – Kim Strub received a notice this week from SFR and attorney. They are starting the law suit and set up a date of November 23, 2021 when arbitration will be going on.

NEW BUSINESS

1. 2022 Proposed Budget Adoption – Kim Strub **motioned**, seconded by Larry Hiither, to adopt the 2022 Proposed Budget with an increase in the maintenance fee of \$825 per unit per quarter. **The motion passed unanimously.**
2. Mulch – See Landscaping above.

ANY OTHER BUSINESS THAT COMES BEFORE THE BOARD – None

OWNER COMMENTS – None

SCHEDULE NEXT BOARD MEETING – The next board meeting will be held on January 20, 2022 at 5:00 PM in the Tara Preserve Community Center and via Zoom. The Annual Meeting will be held on February 15, 2022 at 5:00 PM in the Tara Preserve Community Center and via Zoom. The 60-day first notice needs to be sent on December 6, 2022. *[Since this writing, the Annual Meeting was changed to March 17, 2021.]*

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 6:03 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

October 31, 2021

Assets:

Checking	71,840
Money Market	120,736
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>5,751</u>
Total	541,276

Liabilities & Equity:

Subtotal current Liab.	26,286
Reserves.	388,041
Fund Balance.	115,414
Current Year Net Income/Loss.	<u>11,535</u>
Total.	541,276