

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING – THURSDAY, MAY 19, 2022 – 5:00 PM – MINUTES
ZOOM PLATFORM HOSTED BY PROGRESSIVE COMMUNITY MANAGEMENT
MEETING I.D.: 822 9213 1870 PASSCODE: 821504
Call in Number: +1-929 205 6099

CALL MEETING TO ORDER / DETERMINE A QUORUM – The meeting was called to order at 5:04 PM by President, Kim Strub. Other board members in attendance were Joseph Deutsch and Larry Hiithers. A quorum was determined. Judie Littell, LCAM represented Progressive Community Management, Inc. (PCM) Other members attending were Patti Balogh, Kim and Dave Loskota.

PROOF OF PROPER MEETING NOTICE – Notice was posted on the mailbox in accordance with the Bylaws of the Association and requirements of Florida Statutes.

APPROVE MEETING MINUTES FROM PREVIOUS MEETING – Larry Hiithers **motioned**, seconded by Joseph Deutsch, to approve the minutes from the Board Organizational meeting on March 17, 2022 board meeting as written. **The motion passed unanimously.**

PRESIDENT’S REPORT – Interspersed below.

TREASURER’S REPORT – Kim Strub **motioned**, seconded by Joseph Deutsch to approve the February 2022 and March 2022 financials. **The motion passed unanimously.** Larry Hiithers presented the Treasurer’s report for April. Joseph Deutsch **motioned**, seconded by Kim Strub, to approve the April treasurer’s report as presented. **The motion passed unanimously.** Kim Strub reviewed the fund balance sheet as of April 30th and said the association is in good shape at the end of the first quarter, and that income and expenses are on target. Since the yearly budget for expenses is \$112,771 and there is \$135,585 in the operating account, he felt we could move \$75,000 from the operating account and invest it in a CD to earn interest. After discussion, Kim Strub **motioned**, seconded by Larry Hiithers, to move \$75,000 from the Cadence checking account to a CD at Liberty Savings Bank for 11 months @1.25%. **The motion passed unanimously.**

SECRETARY’S REPORT – No report at this time.

COMMITTEE REPORTS

1. Document Rewrite Committee- No report
2. Landscape Committee – No report
3. Communication Committee – No report
4. Maintenance Committee – Need volunteers
5. Pool Committee – Need volunteers
6. Rule Enforcement Committee – Need volunteers
7. Welcome Committee – Need volunteers

OLD BUSINESS –

1. Roof Claim Update – Kim Strub has a phone call meeting next week with our attorney to discuss the roof claim and then have another meeting later on. After that, he will be deposed with the insurance company’s attorney to go over the findings.
2. Fire Extinguisher Recertification (All Florida Fire Equipment Bid Scheduled March 23, 2022) – done

3. Back-Flows Recertification (Casey Plumbing – done, and all repairs done
4. Fire Sprinkler and Alarm Recertification (Piper Fire Protection) – they were all inspected; there are some repairs on the alarms there were 2 fails due to the tamper switches, and five interior sprinklers that had paint on them which need to be replaced.
5. Caulk Driveway Cracks and Reseal – Joseph Deutsch and Kim Strub will caulk and reseal and power wash again in August.
6. Tree Trimming – there is a dead pine tree behind 7656. Ray Ciemniecki proposed to remove it for \$325, grind the stump for \$150, remove the grindings, install top soil, and install sod for \$110, for a total cost of \$585. Kim would like a quote from Escalante Professional Trees. Kim Loskota talked about the oak trees on Wingspan Way in that they are diseased and dying. Kim Strub would like Escalante to give an estimate on the pine tree and the two oak trees to remove and grind the stumps. Judie will coordinate this for Escalante to meet with Kim Strub who will show the trees to Jorge Escalante. Kim Loskota also spoke about the Podocarpus shrubs around the pool fence. Ray Ciemniecki will be here on May 20th and Kim Strub will talk to him about it. Greenthumb was here last month; they sprayed and then fertilized them.

NEW BUSINESS –

1. Dead Pine Tree Behind 7656 – See above.
2. Touch up Paint in Entrance Ways – These were power washed.
3. Repaint Pool Deck – The pool deck will be power washed and painted in August. It will require 10 gallons of paint.

SCHEDULE NEXT BOARD MEETING – The next meeting will be held on July 21, 2022, at 5:00 PM. via Zoom.

ADJOURNMENT – With no further business to discuss, Kim Strub **motioned**, seconded by Joseph Deutsch, to adjourn the meeting. **The motion passed unanimously.** The meeting was closed by President, Kim Strub at 5:55 PM.

Respectfully submitted,

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

Treasurers Report

Month Ending

April 30, 2022

Assets:

Checking	135,565
Money Market	66,722
CD Bank United 4/27/23 .0150%	151,089
CD-Cadence Bank 7/15/22 .05%	29,180
CD-Liberty Bank 9/12/22 .598%	78,782
CD-Liberty 1/16/23 .65%	83,918

Account Receivable	2,014
Utility Deposits	566
Prepaid Expenses	0
Prepaid Insurance	<u>20,578</u>
Total	568,415

Liabilities & Equity:

Subtotal current Liab.	28,233
Reserves	540,181
Fund Balance.	126,802
Current Year Net Income/Loss.	<u>3,688</u>
Total.	568,415

lrh: 5/19/22