

**ORCHID COVE CONDOMINIUM ASSOCIATION, INC.**  
**SPECIAL MEMBERSHIP MEETING**  
**FOLLOWED BY A BOARD OF DIRECTORS MEETING**  
**Thursday, November 17, 2022 – 2:00 PM**  
**The Tara Preserve Community Building**  
**7340 Tara Preserve Lane, Bradenton, FL 34203 and**  
**Via ZOOM Hosted by PCM**  
**3701 South Osprey Avenue, Sarasota, FL 34239**  
**Meeting ID: 884 3515 8384    Passcode: 291905**  
**Call-in Number: 1-309-205-3325 US**

**MEMBER MEETING**

**CALL TO ORDER** – The meeting was called to order at 2:10 PM by President, Kim Strub.

**DETERMINATION OF QUORUM** – 12 is needed for the quorum but there were 20 between proxies received and those attending in person. A quorum was established.

**CONFIRMATION OF PROPERTY MEETING NOTICE** - The agenda was posted and mailed to all unit owners as per the FL ST 718.

**NEW BUSINESS**

➤ **PROXY RESULTS**

- **Carry Over of Excess Funds Yes – 19 : No – 1**
- **Cross Utilization of Reserve Funds: Yes – 19 : No – 1**

**Both votes carried.**

**ADJOURNMENT**

Colleen Kleysen **motioned**, seconded by Dave Loskota, to adjourn the Member meeting. **The motion passed unanimously**, and the meeting was adjourned at 2:15 PM.

**BOARD MEETING**

**CALL MEETING TO ORDER/ DETERMINATION OF A QUORUM** – The meeting was called to order at 2:15 p.m. by Kim Strub. Other board member in attendance was Larry Hiither. A quorum was established. Other members attending were Geraldine Benadic, Barbara Dalgaard, Keith Dangerfield, Colleen Kleysen, Dave Loskota, Susan Petras, John and Leeann Southgate, and Gail Vogel. Judie Littell, LCAM, representing PCM, also attended.

**PROPER MEETING NOTICE** - The agenda was posted and mailed to all unit owners as per the FL ST 718.

**RECORDING OF MEETING** – The meeting was recorded on Zoom's iCloud.

**APPROVAL OF MINUTES FROM LAST BOARD MEETING** – Larry Hiither **motioned**, seconded by Kim Strub, to approve the minutes from the October 20, 2022 board meeting. **The motion passed unanimously.**

**PRESIDENT’S REPORT** – Kim Strub reported on this year’s 2022 budget. The Association as of the end of September has about 9,000 excess funds. The Board and Landscape Committee are meeting with the landscaper on Friday, November 28th and will be using some of these funds on lawn and garden maintenance.

Magnolia Crossing is currently in the process of shrink-wrapping their roofs. They have 57 leaks after Hurricane Ian.

**TREASURER REPORT** – Larry Hiither – reviewed the September 2022 financials. Kim Strub **motioned**, seconded by Larry Hiither, to approve the treasurer’s report as presented. **The motion passed unanimously.** The report is attached to these minutes.

**SECRETARY REPORT** – See Old Business below.

### **COMMITTEE REPORTS**

1. Document Rewrite – No report.
2. Landscape – Sod needs to be added, spray for cinch bugs, remove Bermuda grass, and replace the Crotons around the pool. The Committee would like to have more color in the front sign areas. On November 18<sup>th</sup> there will be a walk-around with Ray Ciemniecki.
3. Communication – Dave Loskota reported that we are going to resume publication of the monthly newsletter in December. There are six new neighbors since the last newsletter. Dave would like to contact them for the newsletter. He will update the welcome package for new residents.
4. Maintenance – No report
5. Pool – No report
6. Rule Enforcement – No report
7. Welcome – No report

### **OLD BUSINESS**

1. Roof Claim Update – We have a mediation on December 13th with the opposing attorney and one on December 7<sup>th</sup> with our attorneys, SFR, the Board and Kim Strub. Since July 2020, we had eleven more roof leaks.
2. Pool furniture refurbished – This is in progress. They will be back soon.
3. Secretary Position Opening – Larry Hiither **motioned**, seconded by Kim Strub, to appoint Amanda Milstead to serve on the board as Secretary until the next annual meeting. **The motion passed unanimously.**
4. Moving Assets within Financial Statement – CD’s – The Board would like to have the funds from the two small CD’s coming due in January and February be moved to a money market account or the operating account, and take \$75,000 from the fund balance (\$137,804) and

move it to the roof reserves. Also, take the allocated interest on the reserves (about \$39,450) and move it into the roof reserves.

5. Hurricane Ian Update – Kim Strub thanked the volunteers who helped pick up the debris over a week ago. The Association bought a pole saw.

#### **NEW BUSINESS**

1. Approval of 2023 Budget – Larry Hiither **motioned**, seconded by Kim Strub, to approve the 2023 budget with an increase to \$942 per unit per quarter. **The motion passed unanimously.** We were able to reduce this from the \$955 which was sent to the members, due to an entry error on the reserve work sheet.

**OWNER CONCERNS** – A question about gas grill usage was raised and discussed. Another question regarding vendors to repair/replace the lanai screen was raised. The Association's vendors of choice are on the Orchid Cove website.

**SCHEDULE NEXT MEETING** – The next meeting will be on December 15, 2022 at 7:00 PM via Zoom platform, hosted by PCM.

**ADJOURNMENT** – There being no further business to discuss, Kim Strub **motioned**, seconded by Larry Hiither, to adjourn the meeting at 3:22 P.M. **The Motion passed unanimously.**

Respectfully submitted,

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

September 30, 2022

**Assets:**

Checking		67,182
Money Market		65,777
CD-Liberty Bank	1/16/2023	83,918
CD-Liberty Bank	4/20/2023	75,000
CD-Bank United	4/27/2023	151,089
CD-Liberty Bank	6/19/2023	29,187
CD-Liberty Bank	2/19/2024	99,463
Accounts Receivable		79
Utility Deposits		566
Prepaid Insurance		9,088
<b>Total</b>		<b>581,349</b>

**Liabilities & Equity:**

<b>Total Liabilities</b>	<b>15,222</b>
Reserves	429,435
Fund Balance	126,802
Current Year Net Income/Loss	9,890
<b>Total</b>	<b>581,349</b>
Memo:	

lrh: 10/28/22