

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Thursday, December 15, 2022 – 7:00 PM
Via ZOOM Hosted by PCM
3701 South Osprey Avenue, Sarasota, FL 34239
Meeting ID: 880 5485 3430 Passcode: 34239
Call-in Number: 1-305-224-1968 US

CALL MEETING TO ORDER/ DETERMINATION OF A QUORUM – The meeting was called to order at 7:00 pm by Kim Strub. Other board member in attendance was Larry Hiither. Amanda Milstead was absent with notice. A quorum was established. Other members attending were Patti Balogh, John and Leeann Southgate. 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 November 17, 2022 board meeting. **The motion passed unanimously.**

PRESIDENT'S REPORT – Kim Strub said that there is over \$10,000 in the November financials that we can still spend this year. He does not see any large expenses for the rest of this year but would like to pay for proposals received this year, but have the work done early next year. Larry Hiither **motioned**, seconded by Kim Strub, to approve 3 proposals which passed unanimously:

1. Ramco Mulch Solutions - \$2,505 for mulch. He is scheduled to do the work on January 19, 2023.
2. Greenthumb Landscaping - \$1,675 for the entrance and pool area entrance.
3. Greenthumb Landscaping for sod replacement up to \$3,000.

The motion passed unanimously.

Kim said that the association paid \$707 for the pool furniture which will be delivered next week.

TREASURER REPORT – Larry Hiither – reviewed the October and November 2022 financials. Kim Strub **motioned**, seconded by Larry Hiither, to approve the treasurer's report as presented for October and November 2022. **The motion passed unanimously.** The reports are attached to these minutes.

SECRETARY REPORT – No report.

COMMITTEE REPORTS

1. Document Rewrite – No report.

2. Landscape – Kim Strub and Larry Hiither spent 2 days last week and trimmed back the preserve area on the north side. They have two large piles of debris on the parking lot.
3. Communication – No report
4. Maintenance – We have some excess deck paint left. In January, Kim and Larry will go around and touch up the buildings where they were weed-wacked, and where they sprayed fertilizer.
5. Pool – No report
6. Rule Enforcement – No report
7. Welcome – No report

OLD BUSINESS

1. Roof Claim Update – Kim Strub and Larry Hiither met with the attorneys. The roof claim was settled on December 14, 2022 and assets are in the process of being distributed. The figures are confidential and it will take 30 days before we see them.
2. Moving Assets within Financial Statement – The Board wants to move the two CD's that mature in January and April into a money market account so that it is accessible. Kim Strub **motioned**, seconded by Larry Hiither, to take reserve interest and some money in the fund balance and move it to the roof reserve if needed, depending on time and amounts. **The motion passed unanimously.**

NEW BUSINESS

1. New Rule – Application for Purchase or Leasing – Larry Hiither **motioned**, seconded by Kim Strub, to increase the application fee from \$100 to \$150 per adult or married couple. **The motion passed unanimously.** Anyone who is living in the household which includes full time or part time residents, who are over the age of 18, must have a background check. After discussion, the board decided to table this to the next Board meeting.
2. Change in Rules and Regulations on Christmas Decorations – The Board is stating that Christmas decorations may be up after Thanksgiving and taken down before January 10th.

ANYTHING ELSE THAT COMES BEFORE THE BOARD – There will be a pool social at 4:30 PM on Wednesday, January 11, 2023. Leeann Southgate complimented the Board for the great work they did.

SCHEDULE NEXT MEETING – The next meeting will be on January 19, 2023 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 8:10 P.M. **The Motion passed unanimously.**

Respectfully submitted,

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

Treasurer's Report

Month Ending November 30,2022

Assets:

Checking			72,660
Money Market			73,376
CD-Liberty Bank	1/16/2023	0.650%	83,918
CD-Liberty Bank	4/20/2023	1.250%	75,000
CD-Bank United	4/27/2023	0.150%	151,089
CD-Liberty Bank	6/19/2023	2.250%	29,187
CD-Liberty Bank	2/19/2024	2.77%	99,463
Accounts Receivable			1,262
Utility Deposits			566
Prepaid Insurance			5,094
Total			591,615

Liabilities & Equity:

Total Liabilities	14,809
Reserves	437,034
Fund Balance	126,802
Current Year Net Income/Loss	12,970
Total	591,615

Memo:

lrh: 12/15/22