



The Orchid Cove Connection



ORCHID COVE MEMBER & BOARD MEETINGS



Next Board Meeting:
Via ZOOM only
December 15, 7:00pm



A **Special Members Meeting** was held on **November 17** (at the Preserve Community Center and via ZOOM). Signed and returned proxies resulted in a membership quorum/approval of:

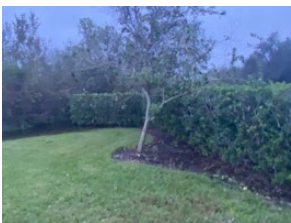
- 1) **Carry-over** of any net income for 2022 to be applied to 2023 members' assessments. This enables our Association to avoid paying any 2022 income taxes.
- 2) **Cross Utilization of Reserve Funds**, enabling the Board, if needed, to move monies from one reserve account to another reserve account in 2023.

The Board then also met on November 17 primarily to adopt the budget for 2023. The most significant cost increase was for insurance, up more than 60% from last year. **Quarterly dues for 2023 will be \$942**, an increase of \$117 (14.2%) over 2022.

HURRICANE IAN AFTERMATH

We Were SO lucky

Damages in Orchid Cove were minimal (sigh of relief!). On the building roofs, there were some broken and some missing tiles, and two minor leaks.

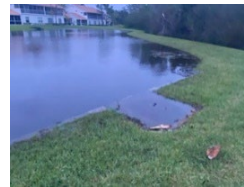


Two of the young Orchid trees along Wingspan Way blew over, but **President Kim Strub** attached ties to pull them back and hold them upright, trying to save them.

The pool tables & chairs and eight lounge chairs needed to be refurbished. There are some landscaping items to take care of, as well as some building paint touch-ups to do.

"I love Christmas. I receive a lot of wonderful presents that I can't wait to exchange." — Henny Youngman

There were several piles of debris to be picked up, as many of the trees (even the palms) lost branches.



Considering that we had: 10" of rain and winds at 70 mph (with gusts to 80 mph), but no flooding or building damage, we were very fortunate!

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FROM THE BOARD OF DIRECTORS

Roof Replacement Claim Update

The Board met with our attorney and our agent, [Southern Florida Restoration Services](#) (SFR) in October to plan for the upcoming mediation. Mediation has been rescheduled for **December 13** (opposing counsel had schedule conflicts). We expect to get our first offer after that meeting. Prior to that meeting, our Board will

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meet with **SFR**, our attorney, and **Judie Littell**. As our goal in mediation is to secure roof replacement under our insurance claim, no expenditure for roof power-washing is currently planned.

Miscellaneous

Weekly lawn mowing has reverted to every other week for the winter season.

Dryer duct cleaning will be scheduled in early 2024. This work is done by the Association every three years. More information on dates and times will come later.

TREASURER'S REPORT

On the [Orchid Cove website](#), see the [complete financial statement](#) as of **October 31, 2022** for more details.

Assets		October 31, 2022	
Checking Account		\$82,428	
Money Market Account		69,591	
Certificates of Deposit		438,657	
Other Assets & Receivables		8,286	
Total Assets		\$598,962	
Income and Expenses		Jan-Oct 2022	
		Budget	Actual
Income	\$93,976	\$94,853	
Expenses	93,976	83,851	
Jan-Oct 2022 Net Income		\$11,002	

TARA MASTER ASSOCIATION



The TMA Board met on November 8 via ZOOM for a **Special Members Meeting** to adopt the 2023

budget. Under the approved budget, **2023 annual dues for Preserve members will be \$988.34, up 3.5%.**

The Board next meets on Thursday, Jan. 26 @ 10:00am at the Preserve Community Center and via ZOOM.

TARA CDD

Upcoming Board Meetings

Preserve Community Center – 9:30am

- *December 6*
- *January 24*
- *February 28*
- *March 28*
- *April 25*



2022 Election Results

This year, the **three seats on the Board of Directors up for election** were those held by Joe DiBartolomeo, Barbara Linden, and Joe Mojica. All three ran, but only **Joe DiBartolomeo was re-elected.**

Challengers Mark Gough and Christopher Morris were also elected to serve four-year terms. Congratulations to both! They join Joe, Darby Conner and Peyton Phillips to form the 2023 Board.

NEW NEIGHBORS

Since the last Connection, home sales in **Orchid Cove** have brought us many **new neighbors!** By unit number, they are:

- **7522 – David Rollo**
A Cleveland native, David's been in FL for >26 years. He works in tech sales for **Wesco Distribution**, a communications technology company. David's territory extends from Tampa to Marco Island. Son of former owner **Roslyn Rollo**, he's single and enjoys golfing.
- **7532 – Philip Auciello**
Originally from Boston, Phil's lived in FL for 31 years. His son's family lives in Apollo Beach. A Marine Corps vet, Phil is retired from his own real estate appraisal business. He's lived in HOAs in Boston and FL. A self-described "sports nut," he played hockey and semi-pro baseball.

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- **7530 – Robert and Janet Maguire**
Snowbirds Rob & Jan hail from Wolfboro, NH, the “oldest summer resort” in the U.S. Rob’s a retired dentist; Jan was his business administrator. They have three grown daughters – in Philadelphia, Austin TX, and Washington DC. Married for 40 years (after knowing each other from grade school), Rob & Jan love biking, hiking, and playing pickleball.
- **7506 – Craig and Jola Gates**
From LaGrange KY (near Louisville), Craig & Jola plan to be in FL ~nine mo./yr. They moved into Orchid Cove right before Hurricane Ian! Their one son and one daughter each have a son and daughter. Craig is a retired UPS pilot (MD-11 captain). They loved boating (for 25 yrs.) back in KY and are now exploring our Bradenton-Sarasota area for things to see and do.
- **7620 – Amanda Milstead**
From Denver, Mandy moved to FL in May and into Orchid Cove on August 24. In Denver, she served as President of the Board for her 130-unit HOA for 10 years. She now works in the Real Estate Department of the Sarasota law firm [Ferguson Skipper](#). Mandy enjoys walking, art festivals, cooking, and wine tastings. And, she just adopted a new “furry friend!”

Check out the [Welcome Packet for New Owners](#) on our website. **A salute to all of you “newbies,” from all your neighbors in Orchid Cove!**

Others Orchid Cove units currently on the market (as of November 30):

- **7640**
- **7552**

BOARD MEMBERSHIP, ELECTIONS

After Secretary **Joseph Deutsch** left our community, our Board of Directors had only two members – President **Kim Strub** and Treasurer **Larry Hiither**. We needed a third member/secretary! Luckily, **Amanda Milstead**, the new owner of Unit 7620, volunteered and has been appointed to fill the vacancy. **Thanks a bunch, Mandy!!**

However, Board elections for the **2023-2024 one-year term** are coming up in March for all three positions. We need candidates to assure that we can fill all three spots. And **Kim Strub** has indicated that, after five years of service, he will step down from the Board entirely in 2023.

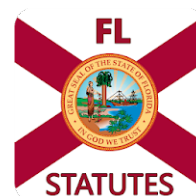


For Orchid Cove’s financial well-being, it is very **important to maintain a full Board**. The Association cannot function without a board. There would be no one to transact business, make or sign contracts, or to make general decisions about the function of the association. No one would have authority to collect dues or pay contractors.

Under Florida law, when the board for a condo association can’t muster a quorum of directors, a receiver must be appointed. This has never happened in Orchid Cove!

A receiver is a person or company appointed by the court to take over the day-to-day operation of the association to do such things as pay bills, collect income, and contract for maintenance and repairs.

Per FL Statutes XL 718.1124(5):



“The association shall be responsible for the salary of the receiver, court costs, and attorney’s fees. The receiver shall have all powers and duties of a duly constituted board of administration and shall serve until the association fills vacancies on the board sufficient to constitute a quorum and the court relieves the receiver of the appointment.”

Unfortunately, receivers are usually expensive, and may charge **\$150- \$300/hr. or more plus expenses** for the work that the board would have done for free. The costs of appointing and paying a receiver would be passed on to the association owners and **result in increased association dues and/or special assessments.**

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If our association is in a receivership, keep in mind that **potential homebuyers and lenders will view it unfavorably**, which may adversely affect our property values in addition to the increased dues and/or assessments.

We hope this information will help you decide to run for the 2023 Board of Directors. If you're not quite there yet, read the next article too!



WHY RUN FOR THE BOARD?



Board members are **neighbors** who oversee **Orchid Cove** with the community's best interests in mind. If you're in doubt about becoming a board member, let these reasons help convince you:

1. Safeguard Property Value

When you join the board, you oversee management of community rules and maintenance, which can affect the value of your property.

2. Help Fellow Residents

You can hear out concerns from residents and make decisions that have a direct positive impact on the community and your neighbors.

3. Solve Problems



As a board member, you'll be on the receiving end of "questions." If you love solving problems along

with the feeling of fulfillment, then that's another reason to join the board.

4. An Opportunity to Learn

What better way to gain educational experience than by inserting yourself behind the scenes to see how the Association operates? Your interpersonal skills are honed as you learn how to successfully work with others and be open-minded.

5. Make New Friends

By becoming a board member, you widen your reach and meet new people – neighbors, members of other boards, vendors (and **Judie Littell**, our Property Manager!).



6. Good for Your Resume

To join the board involves hard work, dedication, and skill to be able to carry out your duties. And it's considered volunteer work. Most employers consider such experiences valuable in a job candidate.

7. Change the Rules

Want to change a community rule? Changing the rules isn't as simple as a snap of a finger, though, so you must still familiarize yourself with the Association's procedures on how to propose and adopt R&R amendments.

8. Have Fun!

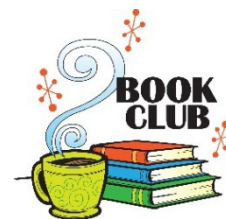
The adrenaline rush after making an important decision, the feeling of triumph following successful negotiation with a vendor, and the sense of fellowship at each community meeting — these are just a few examples of how much **you can enjoy serving on your board.**



BOOK CLUB MEETINGS

The **Tara Preserve Book Club** meets at the **Preserve Golf Clubhouse**, **third Tuesday of the month at 4:30pm**. The dates and books for upcoming meetings are:

- **Dec. 20 – The Great Alone**, by **Kristin Hannah** (4.7★ out of 5★)



For more information, contact **Barbara Pfaff** at 908-230-1159 or babsswim@comcast.net.



The Orchid Cove Connection



NEIGHBORHOOD SAFETY



Orchid Cove has had a couple of night-time car break-ins. The culprits are unknown but are suspected to be young teenagers who've possibly scoped our neighborhood.

To be safer, do at least these three things:

1. Keep your cars locked.
2. Keep your garage doors closed when unoccupied.
3. Report anything suspicious to the **Manatee County Sheriff**:
 - Emergency: call 911
 - Non-emergency: call 941-747-3011

Thieves in a community often target unlocked vehicles because they can break in, steal, and make their exit very quickly. Interfere with one of those steps, and you have already done a great deal to prevent a burglary.

You've all heard of **Neighborhood Watch** programs. If anyone is interested in [starting such a group](#) in Orchid Cove, please **FIRST** speak with a member of the Board of Directors or **Judie Littell**. It is best to keep the Association [separate](#) from any watch group but maintain an unofficial relationship between the two. The Board may be able to directly cooperate with local law enforcement for crime prevention activities.



RULES & REGULATIONS

Specific sections of the [Rules and Regulations \(R&R\)](#) will be reviewed in this and future editions of the **Connection**. This month, the subject is **holiday decorations**. Here's what the rules say:



"Seasonal Holiday Decorations"

Seasonal holiday decorations (i.e., Thanksgiving, Easter, Fourth of July, Memorial Day, Halloween, Labor Day, etc.) are **permitted no more than 20 days prior to and no more than 10 days after the holiday**.

Seasonal decorations are not to be mounted on any building except for front entrance door and stair rails. Decorating is permitted in the trees and bushes, but state, county and city electricity codes must be followed. There shall be no alteration of common elements, especially the placing of items on the grassy areas, which may interfere with the landscaping company's right of way. Front door wreath and welcome door hangings are permitted year around."

If you have any questions, contact our PCM Property Manager, **Judie Littell**. If you have a suggestion for a new rule or revision to an existing rule, contact the [Documents Committee](#), Judie, or a Board member.

ORCHID COVE POOL SOCIAL

The pool social organizers – **Larry and Suzanne Hiither**, and **Colleen Kleysen** – will resume scheduling these get-togethers in January.



ORCHID COVE RECOMMENDED VENDORS

Earlier this year, **Greg Blanchard** engaged [D & D Garage Doors](#) to repair a



loose ceiling bracket for one of his garage door tracks. A solution was quickly determined, and the loose bracket was re-secured and straightened. The modest cost was just for the service call. Greg had previously used D&D to replace a broken spring and change his steel door wheels for quieter nylon wheels. Better bearings had made the nylon wheels more durable. D&D was the company that installed the original garage doors in Orchid Cove. **Contact them at 941-371-7242.**

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If **anyone** has recently used a vendor which they'd like to recommend, please forward pertinent information to Dave Loskota – DLoskota@comcast.net:

- The vendor's name and phone no. (and contact person if available).
- Briefly describe what the vendor did for you and when, how you rate their services and cost (0 – 5 stars), and whether you'd use them again.

Your recommendation will be included in the next **Connection** and added to [Orchid Cove's Recommended Vendors List](#) on our website.



- Committees enhance the effectiveness of the Board of Directors by **providing research, analysis and advice** needed for policy decisions.
- Committees can be an **instrument for initial implementation** of Board policies such as with a Maintenance Committee.

Committees are an important linkage between the Board of Directors and owners but, to be effective, committees need members! Owner input, involvement, and sharing is a must. Please consider participating in our association process and volunteering to serve on an Orchid Cove committee. **Our community needs you!**

OUR COMMITTEES NEED VOLUNTEERS!

Orchid Cove has **three active committees**:

- **Communications Committee**
- **Landscape Committee**
- **Documents Committee**

But we have **FOUR inactive committees**, due to **NO** membership!

- **Maintenance Committee**
- **Pool Committee**
- **Welcome Committee**
- **Hurricane Preparedness Committee**

Why Join a Committee?

Committees serve **several roles** important to our association process and the Board of Directors:

- Committees serve as a **training ground** for future association leaders.
- Committees serve as a conduit through which the Board receives "**grass roots**" input – the opinions and attitudes of owners.
- Committees are a **vehicle** through which Board actions can be explained.



"What I don't like about office Christmas parties is looking for a job the next day." — Phyllis Diller

COMMUNICATIONS COMMITTEE



CONNECT
SHARE
COLLABORATE

Monthly publication of the **Connection** resumes with this issue. Check the Orchid Cove website's

[Announcements page](#) for any news that may pop up in between issues.

We're always looking for resident input to include in the Connection. If you come across any news in which the community might be interested, let a Board member know, or forward the info to one of us on the **Communications Committee** – we'll get it posted on the Announcements page, too.

- Dave Loskota DLoskota@comcast.net
- Kim Loskota KLoskota@comcast.net

TARA PRESERVE GOLF CLUB EVENTS

The **Preserve Golf Club** is having its first holiday event on **December 10: Dinner and Toy Drive** (see the [attached flyer](#)). **Seating is already sold-out.** If you aren't attending the event but still want to contribute to the toy drive, feel free to drop off your items at the Golf Club. They will be collecting gifts through December 10, 2022!



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The **Preserve Golf Club** has scheduled regular events at the clubhouse:

- **Tara Preserve Book Club:** third Tuesday of the month, starts at 4:30pm
- **Happy Hour resumed November 14:** Mondays, 4 – 7pm. Drink specials aplenty.
- **Zumba:** every Wednesday, starts at 9:30am
- **Painting Class:** every Thursday, starts at 9:00am
- **Yoga:** every Friday, starts at 10:00am



"Once again, we come to the Holiday Season, a deeply religious time that each of us observes, in own way, by going to the mall of our choice." — Dave Barry



PHOTO CORNER

On the Serenoa Golf Course

By Kim Loskota



Bald Eagle & Roseate Spoonbill

Orchid Cove Board Members 2022 – 2023

President – Kim Strub

orchidcovepresident@gmail.com

712-899-2869

Treasurer – Larry Hiither

orchidcovetreasurer@gmail.com

513-252-3812

Secretary – Amanda Milstead

mandykay0530@gmail.com

303-908-9574

Website: OrchidCoveCondos.com

(Owner page password: orca)

Progressive Community Management

3701 South Osprey Ave

Sarasota FL 34239-6848

Website: PCMFLA.com

Judie Littell, Orchid Cove Property Manager

JLittell@PCMFLA.com

941-921-5393 Ext. 1135

Fax: 941-923-7000

WE CAN MAKE HOLIDAY WISHES COME TRUE



The Holidays are a enchanting time for many, but for some, it's a time of stress and uncertainty.

Children First is the local provider for Head Start and Early Head Start services for Sarasota County. We serve hundreds of children ages birth to five, at 15 locations. Children First provides gifts during the holidays for the children who are enrolled in our program.

See the list below for the items our children are wishing for!

- PJ's Size Newborn - 4T
- Shoes Size 4-12 Toddler
- Paint/Art Sets
- Dress-Up Outfits (Imaginative Play)
- Kitchen Sets
- Super Hero Themed Toys, Clothing, Underwear (Spider Man, Batman, & Avengers)
- Disney Character-Themed Toys (Princesses, PJ Masks)
- Legos/Blocks (Age 5 Maximum)
- Music Toys

All gifts must be turned in by **December 10th, 2022**

Please keep in mind that we serve children from 6 weeks to 5 years old.

Contact Alyssa Simons at asimons@childrenfirst.net for more details.

Holidays in Tara-Dise DINNER AND TOY DRIVE

**\$25 PER PERSON ADMISSION
INCLUDES DINNER**

Saturday, December 10, 2022

Cocktails served at 5:30pm (Cash Bar)

Italian dinner at 6pm

THE TARA PRESERVE GOLF CLUB WILL BE COLLECTING NEW UNWRAPPED ITEMS STARTING 11/1/2022 TO DONATE TO CHILDREN FIRST - SARASOTA.

GIFT IDEAS:

PJ'S SIZE NEWBORN - 4T
SHOES SIZE 4-12 TODDLER

PAINT/ART SETS

DRESS-UP OUTFITS (IMAGINATIVE PLAY) KITCHEN SETS
SUPER HERO THEMED TOYS, CLOTHING, UNDERWEAR (SPIDER MAN, BATMAN, & AVENGERS)

DISNEY CHARACTER-THEMED TOYS (PRINCESSES, PJ MASKS)
LEGOS/BLOCKS (AGE 5 MAXIMUM)
MUSIC TOYS

THE TARA PRESERVE GOLF COURSE
7310 TARA PRESERVE LN.
BRADENTON, FL 34203



RSVP AT 941-756-2944 BY SATURDAY, DECEMBER 3RD