

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Thursday, January 19, 2023 – 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 7:05 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 Philip Auciello, Dave Loskota, Robert Maguire, Chuck and Heidi Nyland, Susan Petras, Eric and Jane Schneider, 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 December 15, 2022 board meeting. **The motion passed unanimously.**

PRESIDENT’S REPORT – Kim Strub introduced Jim Cirillo, Jr., GCM Insurance, and the association’s insurance agent. Jim went into details about the insurance industry and the legislature and why there are higher increases in the state of Florida. Most are due to reinsurance which drives the process. After Jim left, Kim said we reached out to another agent who is also working on the association’s behalf.

TREASURER REPORT – Larry Hiither – deferred to next month’s board meeting.

SECRETARY REPORT – Amanda Milstead gave her resignation today. Jane Schneider volunteered to take her place as Secretary until the annual meeting. Kim Strub welcomed her.

COMMITTEE REPORTS

1. Document Rewrite – No report.
2. Landscape – Since there were extra funds from the 2022 budget, we paid in advance for 5 pallets of sod plus 8 ft around the pool and front entrance. We also bought 7 pallets of large pine bark mulch. Ramco Mulch will install. There are a couple of piles of debris in the parking lot. The County said we are on the list, and they have to schedule a truck with a claw to pick it up.
3. Communication – Dave Loskota is working on the newsletter for February and needs updated documents plus the 2023 approved budget, the November financials, the December meeting

minutes, and draft version of minutes from this meeting. Judie will send these. Kim will send the 2023 insurance policies.

4. Maintenance – No report
5. Pool – No report
6. Rule Enforcement – No report
7. Welcome – No report

OLD BUSINESS

1. Roof Claim Update – We received a check from the attorneys for the claim which will show on the January financials in the roof reserve account.
2. Mulching – this was postponed a week.
3. Painting Fronts of Buildings – This is completed, thanks to Kim Strub, Craig Gates and Larry Hiither.
4. Yard waste piles picked up – Brush will be removed by Manatee County.
5. Rules and Regulations Changes – Kim Strub and Larry Hiither will work on some rules and regulations that needed to be updated and will post them for a month.

Kim Strub **motioned**, seconded by Larry Hiither, to increase the application fee to \$200 per adult or married couple. Any adult who is living in the household which includes full time or part time residents, must have a background check. **The motion passed unanimously.** PCM will send out a 14-day notice to the members that this rule will be adopted by the board at the next board meeting.

NEW BUSINESS

1. Fire Extinguisher Recertification – All Florida Fire Equipment – scheduled for March 22, 2023.
2. Back Flows Recertification – Casey's Plumbing. They agreed to a 3-year contract of \$25/back flow guaranteed. The fireline back flows will be done by the County.
3. Fire Sprinkler and Alarm Recertification – Piper Fire Protection will do the annual inspections for the stand-pipes alarms and sprinkler heads on April 11, 2023.

SCHEDULE NEXT MEETING – The next meeting will be the annual meeting on March 16th, 2023 at 5:00 PM, at the Tara Preserve Community Center and 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 8:41 P.M. **The Motion passed unanimously.**

Respectfully submitted,

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

