



The Orchid Cove Connection



ORCHID COVE BOARD ELECTIONS

Heads up, Members! Orchid Cove's annual election for Board of Directors is fast approaching – March 16 – and **we need candidates!** Anyone eligible to serve on the Board and desiring to be a Candidate must give written notice of his/her desire to our Condo Association, c/o Progressive Community Management.



If you're interested in serving on the Board, please volunteer to run for election:

- 1) Complete the attached [Candidate Notice-of-Intent Form](#) (which was emailed to all),
- 2) Complete an **information sheet** on yourself, and
- 3) **Return both on or before February 4** to:
Orchid Cove Condo Association
c/o Progressive Community Management Inc
3701 S Osprey Ave
Sarasota FL 34239-6848

Contact **Property Manager Judie Littell** @ 941-921-5393 Ext. 1135 if you have any questions.

ORCHID COVE ANNUAL MEMBERS' MEETING



March 16, 2023
5:00pm
Preserve Community Center
and Via ZOOM

Don't miss this Annual Meeting – at which the terms of all three current members of the Board of Directors expire. **Elections for the 2023-24 Board will be held if there are more than three candidates on the ballot.** Immediately after the Annual Meeting, the new Board will have its organizational meeting.

Members received **First Notice** of this Annual Meeting by email on Jan. 12, 2023. You will also receive a **Second Notice** two weeks prior to the meeting. If there will be an election, you will receive election information in the Second Notice for the meeting, along with a ballot which will list the names of eligible candidates for

the Board who gave written notice to the Association on or before **February 4, 2023**. Included in the Notice will be:

- Photocopies of any information sheets submitted by the board candidates,
- A Meeting Agenda,
- A Proxy, and
- Any other meeting materials.

Send in your proxies, and please plan to attend!

January 19 Meeting

The Board last met on **January 19** via ZOOM. Our insurance agent **Jimmy Cirillo** attended to discuss the reasons for the [very large increase in Orchid Cove's property insurance premium for 2023](#). Questions arose regarding the square footage used by the appraiser in calculating the value of our buildings. Members in attendance contesting the appraisal's accuracy included retired appraisers **Phil Auciello** and **LeeAnn & John Southgate**. Jimmy Cirillo, the Board, and our Property Manager all concurred that the appraisal needs to be reviewed. The appraiser will be contacted.

Links to Inside Contents

[Treasurer's Report](#)
[Roof Replacement Claim Update](#)
[TOPS Portal Invitation](#)
[2022: Year in Review](#)
[Orchid Cove Units for Sale](#)
[Rules & Regulations](#)
[Tara Master Association](#)
[Tara CDD](#)
[Book Club Meetings](#)
[New Recommended Vendors](#)
[Tara Preserve Golf Club Events](#)
[Communications Committee](#)
[Orchid Cove Pool Social](#)
[Photo Corner](#)
[Lock Box Key Missing](#)
[President's Day Garbage Collection](#)
[Board/Property Manager Contacts](#)
[Notice-of-Intent-to-Be-a-Candidate Form](#)
[TOPS Website Portal letter from PCM](#)
[Tara Preserve Book Club Notice](#)



The Orchid Cove Connection



Kim Strub announced that **Amanda Milstead** had resigned from the Board, making it even more urgent for candidates to step forward for the March 16 Board election. Recently, **Jane Schneider** volunteered to act as Secretary until the election.

Kim has also called **Manatee County** about picking up the debris piles in our parking areas near the Mail Center. We're on their list.

TREASURER'S REPORT

On the [Orchid Cove website](#), see the [complete financial statement](#) as of **November 30, 2022** for more details.

Assets		November 30, 2022	
Checking Account		\$72,660	
Money Market Account		73,376	
Certificates of Deposit		438,657	
Other Assets & Receivables		6,922	
Total Assets		\$591,615	
Income and Expenses		Jan-Nov, 2022	
		Budget	Actual
Income	\$103,373		\$104,367
Expenses	103,373		91,397
Jan-Nov 2022 Net Income			\$12,970

ROOF REPLACEMENT CLAIM UPDATE

Our Roof Insurance Claim was finally settled on December 13 after five hours of mediation and a long 15 months since we filed the claim. Although settlement details remain confidential by law, final proceeds will be added to The Roof Reserve Fund and will appear on the January 2023 Financial Statement.

Our reserves continue to be fully funded and the Board discussed timing for doing the roof replacement. Our insurance agent, **Jimmy Cirillo**, suggested waiting for the demand and construction costs to come down, due to the currently higher costs arising from **Hurricane Ian**.

The Board decided to table discussion until a later date. Going forward, the Association is now responsible for any roof leak repairs.

TOPS PORTAL INVITATION

Did you recently receive an **email invitation to register for an account on the TOPS Portal?** And then wonder, "What's this



all about?" Well, it's a legitimate offer to owners in Orchid Cove through our property management firm, **Progressive Community Management (PCM)**, to access account information online. Upon registration, you can **login to your account online to:**

- Check your Orchid Cove account transaction history and make a dues payment via check or credit card.
- Update your resident profile with the latest information.
- Submit or update an architectural request form.
- View the Resident Directory, and more.

In his Jan. 18 email to Orchid Cove owners, **Kim Strub** attached [PCM's Jan. 10 letter to the Board describing the Portal](#). Feel welcome to register.

2022: YEAR IN REVIEW

From President Kim Strub

January-February

- 14 pallets of mulch were spread by **Ramco Mulch Solutions**.
- Sidewalks were power washed.

March

The annual fire extinguisher re-certification was completed by **Florida Fire Equipment**. The extinguishers were also recharged, as required every six years.



(Continued next page)



The Orchid Cove Connection



April

- As annually required, our backflows were tested and re-certified by our new vendor **Casey Plumbing Backflow**.
- Building fronts and front windows were power washed by **All Seasons Pressure Cleaning**.
- Fire sprinkler and fire alarm panels were inspected by our new vendor **Piper Fire Equipment**. Several repairs were made to bring everything up to code.

June

- Palm trees were trimmed as part of our maintenance contract with **Green Thumb**.
- Volunteers filled asphalt cracks, and **Asphalt Repair Services** repaired and seal-coated the Marsh Orchid Circle roadbed.

July -September

- Volunteers repainted the pool deck (for the cost of materials only).
- The dead pine tree behind **Unit 7656** was cut down.
- A new **property appraisal** was done as required every five years. Home values increased substantially, and insurance values were correspondingly updated as required.

October

- Several volunteers spent quite a few hours cleaning up after **Hurricane Ian**, even though Orchid Cove suffered only minimal damages. The Association bought an electric pole chain saw and trimmed a number of broken and fallen branches, adding to several piles of debris for Manatee County to pick up.
- Some pool furniture – several chairs, tables, and recliners – needed to be refurbished.



November

- **Larry Hiither** and **Kim Strub** decorated Orchid Cove's front entrance sign for Christmas.

- New owner **Amanda Milstead** joined the Board of Directors, replacing Joe Deutsch who had departed Orchid Cove in August.

December

Board members Larry Hiither and Kim Strub cut back invasive and overgrown Brazilian pepper plants in the Preserve on the north side of Orchid Cove. As part of its responsibility, the **Tara Preserve CDD** cut back the overgrowth on the south side.

ORCHID COVE UNITS FOR SALE

Orchid Cove units currently for sale (as of January 31):

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

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 **Right of Entry**. Here's what the rules say:



"Right of Entry"

As stipulated in the Declaration of Condominium, 'The Association has the irrevocable right of access to each unit at reasonable hours as may be necessary for maintenance, repair or replacement of any Common Elements therein, or accessible therefrom, or at any hour for emergency repairs necessary to prevent damage to the Common Elements or to another unit.' Therefore, it is imperative that the Association has a key to the unit or has on file a person or contact who has a key and access code (for security systems) who may be contacted to gain access to your unit and avoid breaking into the unit in emergencies."

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.

"As a man in a relationship, you have two choices: You can be right, or you can be happy." -- Ralphie May



The Orchid Cove Connection



TARA MASTER ASSOCIATION MEETINGS



Next Meeting:
February 23
10:00am
Preserve
Community Center

The last Board meeting was January 26 at the Community Center. A number of items were discussed:

- The **ECT Committee** is in the process of getting new, 5-yr. bids from various providers of cable TV & Internet services. So far, Xfinity is the most responsive.
- The **Welcome Committee** has a small [Welcome Packet](#) accessible on the TMA owners website. The Committee received 496 responses to its online survey. At its first social event – for first-year new residents – there were 46 attendees.
- The **Communications Committee** anticipates preparing **YouTube** presentations to address residents' questions, accessible by links to be published on the TMA website.
- The **Documents Committee** anticipates hiring a part-time [documents digitization contractor](#) – someone in the TMA community – to scan/index TMA documents on an on-going basis.
- The **Landscape Committee** is working on replacing the monument light fixtures at the TMA's entrance on Tara Blvd, as well as overseeing miscellaneous planting/trimming jobs. It needs new committee members!
- The **Board** may change vendors for holiday lights at the TMA's Tara Blvd entrance, based on the skimpy, uncoordinated lighting display put up for the 2022 Christmas holiday.

Annual Membership Meeting & Election



The TMA recently mailed [First Notice](#) of this meeting & election, which will be held on **March 23 at 9:00am at the Preserve Community Center**. There's one vacancy on the Board, and one Director will be elected for a three-year term.

If you want your name on the ballot, you must complete:

- A **Notice-of-Intent form**
- An **Information Sheet** (optional), and
- **Submit these documents to the TMA on or before February 16, 2023, 5:00pm.** Send them to:

*Tara Master Association
 c/o Resource Property Management
 2025 Lakewood Ranch Blvd Ste 203
 Bradenton FL 34211*

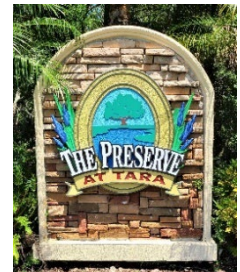


Kim Loskota currently serves on the **TMA Board**; why not vote in a second Orchid Cove owner?! Apply today!

TARA CDD UPCOMING BOARD MEETINGS

Preserve Community Center – 9:30am

- **February 28**
- **March 28**
- **April 25**
- **May 23**
- **June 27**



BOOK CLUB MEETINGS



The Tara Preserve Book Club now meets at the **Preserve Community Center on the third Tuesday of the month at 4:30pm**. The dates and

books for upcoming meetings are:

- **Feb. 21 – [A Stranger in the House](#), by Shari Lepena**
 ★★★★★ (rated 4.4 out of 5)
- **Mar. 21 – [The Maidens](#), by Alex Michaelides**
 ★★★★★ (rated 4.1 out of 5)
- **Apr. 18 – [The Dry](#), by Jane Harper**
 ★★★★★ (rated 4.4 out of 5)

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

"I was married by a judge. I should have asked for a jury." -- Groucho Marx



The Orchid Cove Connection

FEBRUARY
2023
Vol. 10 No. 1

NEW RECOMMENDED VENDORS



In mid-January 2023, **Dave & Kim Loskota** had their master bathroom shower re-tiled, by **Double A Remodeling, Inc.**

Owner Rafael Huerta was easy to work with, reasonably priced, and provided good quality tiling installation.

He recommended using **Floor & Décor** in Sarasota for design consultation, product selection, and purchase. Floor & Décor's product line/availability was extensive/immediate, and senior designer **Dedra Cooper** provided excellent (and free) assistance/advice.



Rafael recommended **Ocean Glass Inc.** to measure, provide, and install new glass doors. That work has not yet been completed (see next month's **Connection**).

Our ratings:

- **Double A Remodeling** ★★★★★
- **Floor & Décor** (941-554-0015)
 - Product lines ★★★★★
 - Dedra Cooper ★★★★★

If anyone else 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.



"What's the difference between a boyfriend and a husband? About 30 pounds." -- Cindy Garner

TARA PRESERVE GOLF CLUB EVENTS

The **Preserve Golf Club** has regularly scheduled events at its **clubhouse**:

- **Happy Hour:** Mondays, 4 – 7pm. Drink and food specials.
- **Zumba:** every Wednesday, starts at 9:30am
- **Painting Class:** every Thursday, starts at 9:00am
- **Yoga:** every Friday, starts at 10:00am



COMMUNICATIONS COMMITTEE



We're always looking for **member input to include in the Connection**, e.g., resident news, favorite recipes, interesting wildlife photos, etc. And,

if you come across any **neighborhood news** in which the community might be interested, forward the info to one of us on the **Communications Committee** or let a Board member know.

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

Although the **Connection** is generally published monthly, check the Orchid Cove website's **Announcements page** for news that pops up in between issues.

♥ Happy Valentines Day ♥

"I want a man who's kind and understanding. Is that too much to ask of a millionaire?"

-- Zsa Zsa Gabor



The Orchid Cove Connection

FEBRUARY
2023
Vol. 10 No. 1

ORCHID COVE POOL SOCIAL

The pool social organizers – **Larry and Suzanne Hiither**, and **Colleen Kleysen** – have resumed scheduling these monthly get-togethers! There was a great turnout for the **January 11 social**, as the photos below indicate. Details for the **February social** will be posted on the bulletin boards and under [Announcements](#) on our website. Hope to see you there!



"A man who correctly guesses a woman's age may be smart, but he's not very bright." -- Lucille Ball

PHOTO CORNER

From Kim Strub



Large Mouth Bass caught on December 22 - 8lbs 3oz, 24 inches long. Released back into pond on hole no. 4 at the Preserve Golf Course. Nice!

LOCK BOX KEY MISSING

You've probably noticed that one of the Parcel Lockers at the **Mail Center** is missing its key. If you were the last person



to get a package from it, did you mistakenly keep the key? If the key is gone (never to return), Orchid Cove can pay the USPS **BIG \$** to replace the lock....

"I love being married. It's so great to find that one special person you want to annoy for the rest of your life." -- Rita Rudner



The Orchid Cove Connection

FEBRUARY
2023
Vol. 10 No. 1



PRESIDENT'S DAY GARBAGE COLLECTION

For the week of Monday, February 20 (President's Day):

- Tuesday's trash & recycling will be collected on Wednesday, February 22
- Friday's trash will be collected on Saturday, February 25

"Men want the same thing from their underwear that they want from women: a little bit of support and a little bit of freedom."

-- Jerry Seinfeld

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 – Jane Schneider (temp.)

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



Orchid Cove Condominium Association, Inc.

Professionally Managed by Progressive Community Management, Inc.

January 12, 2023

Members of

Orchid Cove Condominium Association, Inc.:

The Annual Members' Meeting will be held on March 16, 2023, at 5:00 PM at the Tara Preserve Community Center, 7340 Tara Preserve Lane, Bradenton, FL 34203, and via Zoom Conference Platform. Instructions for this meeting will be included with the second notice of the annual meeting.

- There are currently three (3) Directors on the Board. The terms of each of the directors will expire at the Annual Meeting. Therefore, three (3) Directors maybe elected for a one (1) year term.
- On or before the date indicated on the enclosed **Blue** notice, anyone eligible to serve on the Board of Directors and desiring to be a Candidate must give written notice of his/her desire to the Association c/o Progressive Community Management, Inc., 3701 South Osprey Avenue Sarasota, Florida 34239-6848. **It must be received by the date indicated on the notice: February 4, 2023.**
- A Candidate may submit a one-sided 8½" by 11" information sheet describing his or her background, education, qualifications and/or platform for office which **will be photocopied exactly as received** and cannot be typed in our office.
- Neither the Board nor the Association is permitted to edit, alter, or otherwise modify the content of the information sheet and, therefore, they are not in a position to verify the accuracy of the information or statements contained therein and disclaims any responsibility for the information contained within the information statements. If personally delivered, Progressive Community Management, Inc. will provide a written receipt acknowledging delivery of the written notice and the 8½" by 11" information sheet, if included.
- If there will be an election, we will mail all of the election information in the Second Notice along with a ballot, which shall list the names of eligible Candidates for the Board, who gave written notice to the Association not less than forty (40) days before the scheduled election. Included will be photocopies of any information sheets submitted by the Candidates, a meeting Agenda, a Proxy and any other meeting material.

Sincerely,



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

3701 South Osprey Avenue, Sarasota, FL 34239

Office: (941) 921-5393 X 1135; Email: jlittell@pcmfla.com

✧ **FIRST NOTICE** ✧
of
DATE OF ANNUAL MEETING
&
BOARD ELECTION
of
ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
&
NOTICE OF INTENT TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS

THE ANNUAL MEETING & BOARD ELECTION will be held at the following date, time and place.

March 16, 2023
5:00 PM
The Tara Preserve Community Center
7340 Tara Preserve Lane, Bradenton, FL 34203
& Via Zoom Conference Platform

If you wish to have your name included on the ballot, this form must be completed and received by the Association in accordance with the instructions contained in the enclosed letter on or before **February 4, 2023**, with your information sheet if you choose to provide one.

I, _____, hereby place my name in nomination as a
• please print •

Candidate for the Board of Directors. I understand that if I choose to provide an information sheet that I am responsible for the accuracy of any information contained therein.

I certify that I have read and understand to the best of my ability, the governing documents of the association and the Florida condominium laws and administrative code. Under the Florida Statutes, a person who has been suspended or removed by the division under this chapter, or who is delinquent in the payment of any fee or assessment is not eligible for board membership. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or who has been convicted of any offense in another jurisdiction that would be considered a felony if committed in this state, is not eligible for board membership unless such felon's civil rights have been restored for a period of no less than 5 years as of the date on which such person seeks election to the board. The validity of an action by the board is not affected if it is later determined that a member of the board is ineligible for board membership due to having been convicted of a felony. I certify that I am eligible for board membership.

Unit Number: _____ Signature: _____

Email: _____ Phone: _____

Date: _____

☐ I am enclosing an information sheet ☐ I am **not** enclosing an information sheet

OCC



"A Leader in Association Management"

January 10, 2023

Dear Board Members:

As the 2023 Budgets have been approved and payment information has been sent to owners, we have received a high demand to be able to make association payments online either by ACH, or by credit card. Additionally, the need for special assessments has been greater than due to numerous issues including hurricane Ian, and the cleanup required.

Due to the high demand of phone calls and emails requesting payment assistance, we have decided to make your association live on our TOPS portal. This will allow your homeowners to view their account information and pay their assessments and special assessments via checking account or credit card. Without this portal being activated, owners may be struggling to make their association payments.

Once the portal has been activated, your owners will receive an email asking them to register. Once they have registered for the portal, they will be able to make their payments online, view their account history, update their address if they would like their mail sent elsewhere, etc.

If owners are having difficulty with the portal, they can visit our website at www.pcmfla.com or call us for assistance.

We appreciate your support as we work with owners to ensure that your Association is receiving payments in a timely manner.

Thank you,

Progressive Community Management

Progressive Community Management
3701 S. Osprey Avenue * Sarasota, FL 34239
(941) 921-5393



Calling All Readers

Tara Preserve Book Club

Tara Preserve Community Center, Tara Preserve Lane

We are reading

A Stranger in the House

by Shari Lapena for Feb 21, 2023,

4:30 PM

All invited! Hope to see you!

Coming up:

The Maidens, by Alex Michaelides, March 21

The Dry, by Jane Harper on April 18.

For more information, call Barbara Pfaff at 908-230-1159

Or email babsswim@Comcast.net



ARE YOU THE RIGHT PERSON?

The Tara Master Association

is seeking a part-time, paid independent contractor to
coordinate the administration of the TMA's
newly digitized document system

This will be monthly remote work for several hours loading existing and newly indexed & searchable electronic files into the system. The best candidate is highly organized, consistent, and very reliable. Must like to work independently with Adobe and have experience with the electronic filing of documents. Training provided.

If you would like to discuss

please email Cathy at hutensky@aol.com or call at 941-739-3874

