

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
Annual Member Meeting and Board Organizational Meeting

March 16, 2023 – 5:00 pm

Tara Preserve Community Center
7340 Tara Preserve Lane, Bradenton, FL 34203
and

Via Zoom Conference Platform
Hosted At Progressive Community Management
3701 South Osprey Avenue, Sarasota, FL 34239
Website Url: Zoom.U.s

Meeting Id: 823 1175 6467 Password: 429353
Dial-In (Telephone) Information: +1 312-626-6799 Us

ANNUAL MEMBER MEETING

CALL MEETING TO ORDER – The meeting was called to order by Kim Strub, President, at 5:04 PM. Judie Littell, LCAM representing PCM also attended.

DETERMINATION OF QUORUM

- a. **Report those present in person and those by proxy** – 12 was needed, but between those present and proxies received, there were 25, thus establishing a quorum. Jane Schneider was thanked for tallying the proxies.

PROOF OF MAILING OF NOTICE OF ANNUAL MEETING - The agenda was posted and emailed to all unit owners as per the FL ST 718.

APPROVAL OF MINUTES FROM 2022 ANNUAL MEETING – Kim Strub **motioned**, seconded by Patti Balogh, to approve the minutes from the 2022 annual meeting. **The motion passed unanimously.**

PRESIDENT’S REPORT – Kim Strub stated it was a pleasure serving on the Board for the last three years. He appreciated all the help he had on committees; specifically, Dave and Kim Loskota - Communications, (Newsletter and Website), Landscape and Document Rewrite Committees; Patti Balogh for the Document Rewrite Committee, and Greg Blanchard for Landscape Committee work. There are more committees that need volunteers - Maintenance, Pool, Rule Enforcement and Welcome Committees. Kim also spoke about the roofs and said we need to have a Roof Committee.

TREASURER’S REPORT – Larry Hiither reported on the January financials after which, Kim Loskota **motioned**, seconded by Jane Schneider, to approve the Treasurer’s report as presented. **The motion passed unanimously.** This is attached to the minutes.

SECRETARY’S REPORT – Jane Schneider sent out the second notice on February 21, 2023 and was in the process of sending out information and reminders of different events.

COMMITTEE REPORTS

1. Document Rewrite – No report
2. Landscape – Kim Loskota reported that the front entrance will have new plants with a pop of color as will the front of the pool. There will be solar lights by the pool.

3. Communications – Dave Loskota reported he is working on the newsletter for April/May and will do another one in August.
4. Maintenance – need volunteers
5. Pool – need volunteers
6. Rule Enforcement – need volunteers
7. Welcome – need volunteers

NEW BUSINESS - None

ANNOUNCE BOARD MEMBERS – The Directors to serve on the 2023 Board are: Philip Auciello, Larry Hiither, and Jane Schneider. Kim Strub was thanked for his diligence and hard work over the last few years.

ADJOURNMENT – There being no further business to discuss, Kim Strub **motioned**, seconded by Dave Loskota, and passed unanimously, to adjourn the member meeting which was at 5:51 PM.

BOARD ORGANIZATIONAL MEETING

CALL MEETING TO ORDER/ DETERMINATION OF A QUORUM – The meeting was called to order by Larry Hiither at 5:52 PM. Other board members in attendance were Philip Auciello and Jane Schneider. A quorum was established. Judie Littell, LCAM, representing PCM, also attended.

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

APPROVAL OF MINUTES FROM LAST BOARD MEETING – Jane Schneider **motioned**, seconded by Larry Hiither, to approve the minutes from the February 16, 2023 board meeting. **The motion passed** with 2 yes: Larry Hiither and Jane Schneider, and 1 abstention: Philip Auciello.

ELECTION OF OFFICERS – Nominations were had for the slate. The officers are:

President	Philip Auciello, nominated by Larry Hiither, seconded by Jane Schneider
VP	Larry Hiither, nominated by Philip Auciello, seconded by Jane Schneider
Treasurer	Larry Hiither, nominated by Philip Auciello, seconded by Jane Schneider
Secretary	Jane Schneider, nominated by Larry Hiither, seconded by Philip Auciello

The slate was voted on and passed unanimously.

OLD BUSINESS

1. Adopt Special Assessment – Larry Hiither **motioned**, seconded by Jane Schneider, to adopt the Special Insurance Assessment for a one-time payment of \$300 due by May 1, 2023. This is to cover the insurance shortfall. **The motion passed unanimously.**
2. CD Investment with Ameris Bank – Larry Hiither mentioned that \$200,000 was invested in a CD with Ameris Bank for 7 months @4.75%. Judie will send information about opening an Insurance Cash Sweep (ICS) account. Monies invested in this account are insured by the FDIC for \$1 million.
3. Rules & Regulations – One of the rules needed to be amended. This is about the application fee which covers the background checks for adults who purchase or lease, and will live in the unit for any length of time. At the January 19, 2023 Board meeting, the application fee was increased from \$100 to \$200.

Since then, Judie found out that the FL ST 718 only allows the associations to go to \$150. Larry Hiither **motioned**, seconded by Jane Schneider, to amend the original motion and change the amount to \$150. **The motion passed unanimously.** The other rules are bikes and outdoor toys must be kept in the garage when not attended, and Christmas decorations must be taken down by January 10th. These will be sent to the Document Re-write Committee.

NEW BUISNESS

1. Insurance Discussion – We have been working with Erica Davis, from Insurance Services of Sarasota, another agent who represents different carriers. She has someone other than Clear Blue Specialties, our current property carrier. She will be working on this in March. It can be changed after the first quarter.
2. Annual Fire Extinguisher Recertification – All Florida Fire Equipment is scheduled for March 22, 2023. Please have your fire extinguishers on your front porch at 8:00 am on the 23rd. Every 6 years they have to be recharged and certified.
3. Back-Flows Recertification (Casey Plumbing) – This will be done on April 11, 2023.
4. Fire Sprinkler and Alarm Recertification (Piper Fire & Safety) – This is scheduled for April 11, 2023. They will be inspecting the interior sprinklers and the standpipes on the side of the buildings. No BBQ grills, electric or gas, are allowed on lanais.

ANYTHING ELSE THAT COMES BEFORE THE BOARD – CA Day is Thursday, March 23, 2023 which include classes for Board Members on legal update and board certification, and about 170 vendors in the trade show.

OWNER OPPORTUNITIES – None

SCHEDULE NEXT MEETING – The next meeting will be on April 20, 2022 at 5:00 PM, via Zoom platform, hosted by PCM.

ADJOURNMENT – There being no further business to discuss, Philip Auciello **motioned**, seconded by Jane Schneider, to adjourn the meeting which was passed unanimously and closed by President Philip Auciello at 6:47 PM.

Respectfully submitted,

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

**Treasurer's
Report
February Month
end
2/28/2023**

Assets:

Checking			295,147
Money Market			84,819
CD-Liberty Bank	4/20/2023	1.250%	75,579
CD-Bank United	4/27/2023	0.150%	151,244
CD-Liberty Bank	6/19/2023	2.250%	29,484
CD-Liberty Bank	12/24/2023	4.250%	84,429
CD-Liberty Bank	2/19/2024	2.77%	100,240
Accounts Receivable			332
Utility Deposits			566
Prepaid Insurance			<u>13,902</u>
Total			\$ 835,742

Liabilities & Equity:

Total Liabilities		<u>20,275</u>
Reserves		674,345
Fund Balance		134,590
Current Year Net Income/Loss		<u>6,532</u>
Total		\$ 835,742
Large Expense Items:	Pool Fuel	\$ 706

lrh: 3/25/2023