

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEMBER MEETING AND BOARD ORGANIZATIONAL MEETING
MARCH 17, 2022 – 6:30 PM

VIA ZOOM CONFERENCE PLATFORM
HOSTED AT PROGRESSIVE COMMUNITY MANAGEMENT
3701 SOUTH OSPREY AVENUE, SARASOTA, FL 34239

WEBSITE URL: ZOOM.US
MEETING ID: 878 0112 8984 PASSWORD: 937990
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 5:07 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 17, thus establishing a quorum. Joseph Deutsch was thanked for tallying the proxies.

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

APPROVAL OF MINUTES FROM 2021 ANNUAL MEETING –Enos Davison **motioned**, seconded by Barbara Delgard, to approve the minutes from the 2021 annual meeting. **The motion passed unanimously.** Enos Davison said accolades to the Board for their time and energy and doing a great job.

PRESIDENT’S REPORT – Kim Strub read his report which are attached to these minutes. He thanked Joseph Deutsch and Larry Hiither for their diligence, time, and open mindedness in serving as Secretary and Treasurer, respectively, on the board.

NEW BUSINESS - None

ANNOUNCE BOARD MEMBERS – The Directors to serve on the 2022 Board are: Joseph Deutsch, Larry Hiither, and Kim Strub.

ADJOURNMENT – There being no further business to discuss, Joseph Deutsch **motioned**, seconded by Larry Hiither, to adjourn the member meeting which was at 5:25 PM.

BOARD ORGANIZATIONAL MEETING

CALL MEETING TO ORDER/ DETERMINATION OF A QUORUM – The meeting was called to order by Kim Strub. Other board members in attendance were Joseph Deutsch and Larry Hiither. A quorum was established. 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.

APPROVAL OF MINUTES FROM LAST BOARD MEETING – Larry Hiither **motioned**, seconded by Joseph Deutsch, to approve the minutes from the January 20, 2022 board meeting. **The motion passed unanimously.**

ELECTION OF OFFICERS – Joseph Deutsch **motioned**, seconded by Larry Hiither, to keep the slate the same as in 2021. **The motion passed unanimously.** The officers are:

President	Kim Strub
Treasurer	Larry Hiither
Secretary	Joseph Deutsch

Kim Strub thanked the volunteers for their help during the year – Joseph Deutsch, Larry Hiither, Dave & Kim Loskota – for their always being there to help. Kim Strub said volunteers are needed to serve on committees, such as the Rules Enforcement, Welcoming, Maintenance, and Pool Committees. He thanked Dave Loskota for putting together the Welcome Package to give out to new members, as well as the beautiful Newsletter and the web site.

REPORTS

1. President – Interspersed below.
2. Treasurer – Larry Hiither presented the January, 2022 financial report which is attached to these minutes. Kim Strub, **motioned**, seconded by Joseph Deutsch, to approve the Treasurer's report for January, 2022. **The motioned passed unanimously.**
3. Secretary – No report.

COMMITTEE REPORTS

1. Document Rewrite – No report.
2. Landscape – No report
3. Communication – No report
4. Maintenance – No report
5. Pool – No report
6. Rule Enforcement – No report
7. Welcome – No report

OLD BUSINESS

1. Roof Claim Update – In June, Kim Strub has two meetings with the association's attorneys going to litigation and deposition with opposing council. We are getting closer. Cypress Strand has the same insurance company and the same company (SFR Roofing) as we do and the same attorneys as far as litigation. Our lawsuit was filed over a year and a half ago. We should know sometime this year. Once it was decided at Cypress Strand, they got their own roofers (Colonial Roofing) who did a great job. It took two months to complete from start to finish. Approximately 600 sheets of plywood had to be replaced.
2. Mulch Completed – Over 20 pallets (90 cubic yards) were added.
3. Fire Extinguisher Recertification – All Florida Fire Equipment is scheduled for March 23, 2022. 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.
4. Back-Flows Recertification (Casey Plumbing) – This will be in April, the date to be determined.
5. Fire Sprinkler and Alarm Recertification (Piper Fire & Safety) – This is scheduled for April 1, 2022. They will be inspecting the interior sprinklers and the standpipes on the side of the buildings.

6. Power Wash Sidewalk (Completed) – This was done by Joseph Deutsch, who volunteered to do this.
7. Caulk Driveway Cracks and Resealing – This will be done before the rainy season after the snow-birds have left which makes it easier for everyone.

NEW BUISNESS

1. Power Wash Fronts of Buildings and Window Cleaning Bids – Joseph Deutsch **motioned**, seconded by Larry Hiither, to approve All Seasons Pressure Cleaning for \$1,200 to power wash the fronts of the buildings and clean the windows. **The motion passed unanimously**. Kim told the members they must remove the screens from the windows before they are washed as they are not water sealed, and they should pull the curtains back. They will air dry.
2. Tree Trimming Scheduled – This is scheduled for late May by GreenThumb as part of our landscaping contract. This includes all palm trees (Queens, Cabbages, and Royals) but not oaks because they were done last year.

OWNER OPPORTUNITIES – New signs are needed for the pool bathroom doors. Larry Hiither will get them for the men's and ladies room bathrooms.

SCHEDULE NEXT MEETING – The next meeting will be on April 21, 2022 at 5:00 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 which was by President Kim Strub at 5:56 PM.

Respectfully submitted,

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

President Orchid Cove
ORCHID COVE 2021 "Year in Review"
Dec 23, 2021 at 11:59:56 AM

Hello Fellow Members,

I would like to review the Orchid Cove Board of Directors and Association's larger activities completed in 2021.

Before doing so, I want to thank my fellow Board Members for their countless volunteer hours, Joseph Deutsch our Secretary, and Larry Hiither our Treasurer. I truly enjoy working with them. Thank you for your time, hard work and objective ideas.

I would also like to thank the committee members for donating their time and talents. I appreciate you volunteering and our Community is better for it.

1. Document Rewrite Committee - Kim Loskota, (Chair), Greg Blanchard, Patti Balogh
2. Landscape Committee - Kim Loskota, (Chair) Greg Blanchard
3. Communication Committee - David Loskota, (Chair)
4. Maintenance Committee - No Members
5. Pool Committee- No Members
6. Rule Enforcement Committee- No Members
7. Welcoming Committee- No Members

As noticed above, we do have several committees with no Committee Members and could use your help. If interested, please let any board member know.

I also want to thank Judie Littell for her help and guidance as our PCM property manager. She is always positive and a joy to work with.

As required by the Florida State statutes, all three new Board of Directors became board certified within 90 days from election. This free Zoom educational seminar was put on by Kevin Wells, Esq. and the law office of Well, Olah and Cochran, P.A.

We also continued our education by attending CA Day and several Lunch and Learn seminars put on by local Vendors for free.

I also attended a recent workshop with other area Condominium Association Board of Directors. We often have the same maintenance issues and expenses. Working together to share best practices, helping associations save money. Sharing vendor information and hopefully combining large projects to get volume discounts.

January

- * The Association moved the Insurance yearly policy to match with yearly budget, January to January.
- * We had the sidewalks and driveways power washed by Joseph Deutsch and Larry Hiither who volunteered at no cost to the Association.
- * We had Oak trees and palm trees trimmed by Clean Cut Tree Service.

March

- * Annual Fire Extinguisher re-certification was completed.
- * Dyer vent cleaning was done by Vent Solutions.

April

- * As required yearly, we re-certified our Back-Flow, Fire Sprinkler and Fire Alarm panels. This inspection came with many costly repairs as our infrastructure is starting to show its age.

May

- * New Wind Mitigation inspections were done by AEG Home inspections.

June -September

- * Joseph Deutsch volunteered again and cleaned and sealed driveways for cost of material only.
- * Second Palm tree trimming was completed, covered by our landscaping, GreenThumb, as a part of our maintenance contract.

October

- * Landscapers, Green Thumb, finished adding a pallet of sod and planted several annuals by the front sign. They also removed several sad looking Holly trees and replaced some of them with Areca Palms.
- * Joe and Debbie Deutsch and myself also filled road cracks for cost of material saving \$6000 from the Asphalt re-coating project.

November

- * Asphalt re-coating and road repair amounting to \$3823 was completed, which was originally planned in early 2022 but excess maintenance funds in 2021 allowed it to move up.

December

- * Larry and Joseph decorated the front entrance sign for Christmas. Good Job guys! Due to Volunteers, this year's maintenance fund had excess funds as of November's Financials 2021 in the amount of \$11,160. This brought our Fund Balance to \$126,573.

In 2022, your Orchid Cove Association Dues will increase from \$755 quarterly to \$825 quarterly. That is a \$70 increase quarterly or \$23 monthly or .77 cents perday.

The largest increase came from Roof Reserve replacement cost as it was increased by \$100,000 to cover estimated shortfalls.

We will continue to update you on our Insurance Roof Claim and we hope to have a settlement in early 2022.

Your Board of Directors has worked extremely hard to keep association fees as low as possible and still be accountable, be fully funded, keep up with maintenance and conditions of our property.

Orchid Cove Mission Statement

The Orchid Cove Condominium Association desires to represent common issues and concerns amongst the entire community.

- * To promote community involvement in its members and inspire them in the future direction and in the decision process.
- * To hold meetings, record communications, and to organize other documentation for easy and transparent access.
- * To make rules and regulations, to protect all residents, and community assets and the enforcement of such rules.
- * To manage financial and create a yearly budget to fully fund Maintenance and Reserves with long term forecasting projections.
- * To protect all common property and assets and to follow all the bylaws as outlined in the governing documents, along with Local, State and Federal laws.
- * To continue to educate and to be informed to more effectively follow all responsibilities in the governmental process.
- * Our goals are to making improvements and maintaining the property within the neighborhood while beautifying and offering a great place to live.
- * Keeping Association fees low and affordable while increasing our property values.

On behave of this year's Board of Directors, I would like to wish you and your family a Very Merry Christmas and Happy 2022 New Year!

Best wishes,
Orchid Cove President,
Kim Strub

Treasurers Report

Month Ending

January 31, 2022

Assets:

Checking	155,193
Money Market	55,301
CD-Liberty Bank 2/16/22 .648%	83,418
CD Bank United 4/26/22 .10%	150,975
CD-Cadence Bank 7/15/22 .05%	29,131
CD-Liberty Bank 9/12/22 .598%	78,782
Account Receivable	4,272
Utility Deposits	566
Prepaid Expenses	0
Prepaid Insurance	<u>1,151</u>
Total	558,789

Liabilities & Equity:

Subtotal current Liab.	32,090
Reserves	397,607
Fund Balance.	126,781
Current Year Net Income/Loss.	<u>2,311</u>
Total.	558,789

lrrh: 2/23/22