

# The Orchid Cove Connection



2023

Vol. 10 No. 3

## ORCHID COVE ANNUAL ELECTION RESULTS

At the Association's **Annual Membership Meeting** held March 16, three candidates ran unopposed and were thus automatically elected to comprise the Board of Directors for 2023-24. Congratulations to all three of you! At the subsequent **Board Organizational Meeting**, the Directors voted to fill the officer positions as follows:



- **President** Phil Auciello
- **Secretary** Jane Schneider
- **VP & Treasurer** Larry Hiither

**Larry** first became a board member in **2021**. **Jane** was appointed as a Director late in 2022, serving on the board with **Larry**. As a new Orchid Cove owner in 2022, this will be **Phil's** first term on the Board. See the Bio info for each ([attached](#)). **Many thanks to you three for volunteering to serve our community!**



### ➤ **Next Board Meeting: April 20 – 5:00pm**

**Per the FL "Sunshine Laws,"** Board members may **NOT** discuss issues with each other that will be coming before the Board, other than at a noticed meeting (see the article on this subject). Board members must also attend a **Board Certification class**, put on by the [Community Association Institute](#) (CAI).

**Jane** has been great at sending out email reminders for events or occasions affecting Orchid Cove – from Board meetings to pool socials and more. Thanks, **Jane!**

*"The trouble with practical jokes is that very often they get elected." -- Will Rogers*

Contact information for the new board members is noted on the last page. Please be realistic, however, in your expectations of responsiveness from them. Most concerns that members may have – maintenance items, vendor issues, etc. – should be directed to **Judie Littell, our Property Manager**, for the quickest response and to ensure accountability.

## Kim Strub Retires!



After serving the past three years as Orchid Cove's **President** (and as **Treasurer** in 2014-15), **Kim Strub** decided to "call it quits" and step aside for others to serve on the Board. Over those "long" years, he volunteered countless hours on so many maintenance efforts for the association, as well as managed the insurance claim responsibilities and settlement for the Hurricane Ian roof damage.

## LINKS TO INSIDE CONTENTS

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Among his many other accomplishments, **Kim headed Board efforts which:**

- Secured a discounted proposal for homeowners interested in upgrading their first-floor windows to hurricane-resistant windows,
- Got the Marsh Orchid Circle roadbed seal-coated,

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- Got the Tara CDD to trim its trees and shrubs at the northern edge of Orchid Cove,
- Obtained a wind mitigation inspection, and
- Got the community cleaned up and pool furniture repaired after Hurricane Ian.



For those and your many other endeavors benefiting Orchid Cove, we all say, **Thank You, Kim! Much appreciated!**

## FLORIDA'S SUNSHINE LAWS EXPLAINED

*(All you ever wanted to know [hopefully!] about open Board meeting requirements).*

Association members occasionally have questions regarding Board meetings and Florida's ["Government-in-the-Sunshine Law,"](#) Chapter 286, Florida Statutes, which requires public access to meetings. But **that** "Sunshine Law" only applies to state or local **governmental** organizations.



However, Florida's **Condominium Act** (Chapter 718) and its sister, the **Homeowners' Association Act** (Chapter 720) are the so-called **"Sunshine Laws"** applicable to **condominium associations**. Both provide that when a **"quorum"** of the association's board of directors gathers and discusses association business, such a gathering constitutes a board meeting.

In FL Statutes Chapter 718, Section [718.112\(2\)\(c\)](#), the "sunshine law" board meeting requirements for condo associations are spelled out in detail:

- **Meetings of the board at which a "quorum" of the directors is present are open to all unit owners.**

A **"quorum"** of the board is typically a majority of board members (at Orchid Cove, that's only two members of the board). When a quorum of the board meets and discusses association business, the open meeting requirements apply, even if the meeting (for example):

- Is termed a "workshop," or
- Is just a walk-around the property with the landscape contractor.

- **Unit owners have a right to speak at all open board meetings on all designated agenda items.**
- **Directors should refrain from discussing association business outside of a properly-noticed board meeting.**

The association may adopt written reasonable rules governing the frequency, duration and manner of owners speaking at board meetings. Owners may also record or videotape board meetings.

Notice of **ALL** board meetings must be posted on condominium property for at least **48 HOURS** before the meeting. These notices must clearly identify the agenda items that will be discussed at the meeting.



In addition to the Annual Meeting of unit owners, **certain board meetings also require 14 DAYS'** mailed and posted notice to all members, for:

- Adoption of non-emergency assessments
- Adoption of rules regarding unit use
- Adoption of the annual budget

These notices also need to clearly identify the meetings' agenda items.

The preceding explanation was merely intended to clarify, for all owners, how the "Sunshine Laws" apply to Orchid Cove. With everyone's support, we all hope our Board members can **still enjoy** being Board members!

## MAINTENANCE MATTERS

### Fire Sprinkler Inspection

An annual requirement of the [East Manatee Fire Rescue District](#), inspection of the sprinkler heads inside each unit (by [Piper Fire Protection](#)) will occur on **April 11 starting at 9:00am.** **Access to each unit is required, so please make**



**sure that you or someone else is there to let the inspectors in. Board members will be available.**

Inspection of the alarm panels and sprinkler valves, gauges, and piping on the sides of each building will be included.

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## Backflow Preventers Recertification



**Manatee County Utilities** requires annual testing of **backflow assemblies** to ensure they are working properly. On **April 11**, **Casey's Plumbing Backflow** will inspect and recertify (with tags) the Association's four backflow preventers at each building.

## Fire Extinguishers Recertification/Recharge

As annually required, this recertification and recharge of each unit's Fire Extinguisher was done on **March 22**, by **All Florida Fire Equipment**.



## Roof Cleaning, Leak Repairs

Bids are being solicited for roof power washing and repair of any leaks that may be discovered. Power washing of the sidewalks and driveways may be combined with the roof washing.

## Sodding, New Plants & Uplights



On March 15-16, **sod** was **replaced** throughout the community by **Green Thumb** to remove unwanted Bermuda grass

and to replace it with St. Augustine grass. **New plants** were installed March 29 at the entrances to Orchid Cove and the pool. **Solar-powered uplights** will be installed under the palm trees at the pool's entrance.

## Roof Replacement

Obtaining bids for roof replacement is being considered by the Board. **However**, since:

1. We're only at 20 years of a 30-year life expectancy for the roofs, and
2. Construction costs are likely to be high as contractors are extremely busy and roofing materials are somewhat scarce due to Hurricane Ian;

It is therefore more likely that Orchid Cove roof replacement will be put on indefinite hold.

## Exterior Cleanup of Units

The Board would like to politely remind and request residents to keep your **front doorway frame/landing/stairway** swept free of debris & cobwebs. And, while you're at it, please sweep away the debris collected by cobwebs around your **garage door**, too. Just a friendly and respectful prompt, to help keep our community looking **GREAT!**



## TREASURER'S REPORT

On the **Orchid Cove website**, see the complete financial statement for **February, 2023** for more details.

Assets		February 28, 2023
Checking Account		\$295,148
Money Market Account		84,819
Certificates of Deposit (5)		440,975
Other Assets & Receivables		14,800
<b>Total Assets</b>		<b>\$835,742</b>
Income and Expenses		Jan-Feb 2023
	<b>Budget</b>	<b>Actual</b>
Income	\$21,663	\$21,643
Expenses	21,663	15,111
<b>Jan-Feb 2023 Net Income</b>		<b>\$6,532</b>

## BOARD MATTERS

At the **March 16 Board meeting**, a number of items were discussed.

### Special Assessment

The Board voted to adopt a **Special Assessment of \$300/unit** to cover a budget shortfall for the Association's 2023-24 insurance. This one-time payment will be **due by May 1**. **A separate invoice will be mailed to owners**, who then must **mail in payment as instructed by the letter**.

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## Association Property Insurance

The Board and Judie Littell are working with an agent other than Jimmy Cirillo – **Erica Davis** – to get bids from insurance companies



other than [Clear Blue Specialty Insurance Company](#) for our 2023-24 insurance. If bids come in lower than Clear Blue's (which is what the Special Assessment is based on), owners will receive a partial refund of the assessment (amount to be determined based on the premium cost of the newly received bid).

If, however, the new bid for insurance is **not** lower than the cost of the Clear Blue insurance policy, the Association will stay with Clear Blue and pay off the entire premium to save more than \$2,000 in interest costs. There would be **no refund** for the Assessment.

## Revising Rules & Regulations

A Rules & Regulations change was adopted by the Board for **both** [Unit Lease and Purchase applications](#). The **new sum of \$150** (formerly **\$100**) must be submitted for married couples as well as any other adults applying for either lease or purchase of a unit in Orchid Cove, to cover the cost of background checks.

## RULES AND REGULATIONS

Possible revisions of other rules and regulations (R&R) have been discussed at past Board meetings. Those proposed revisions will first be sent to the **Documents Committee** for its review of the language and subsequent recommendations to the Board. Shortly thereafter, 14 days' notice will be given to Orchid Cove membership, prior to a vote on the proposed revisions by the Board.

Individual sections of the [Rules and Regulations \(R&R\)](#) are regularly reviewed in the **Connection**. This month, the subject concerns your **Vehicles**. Here's what the R&R say:

### "Vehicles"

No commercial vehicles, campers, boats, or trailers of any kind are permitted. Unserviceable or non-registered vehicles must be kept within your garage, not in



driveways or on the street. Owners are responsible for cleaning fluid stains on sidewalks and driveways, and damage to shrubs, lawns or irrigation systems caused by their vehicle negligence."

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.

## NEW OWNERS

On March 20, the new owners of **Unit 7552** moved in! **Steven & Cathleen ("Cath") Paciello** have a home in Whitney Point, NY and plan to be in Orchid Cove seasonally, 2-3 months a year. Both are still working part-time: Steve works in Employee Benefits for Combined Insurance Co. (for 48 years); Cathleen works in sales for Wedding Gown Preservation Co. They have three children (two in NY and one in Maine), with **10** grandkids!

Steve loves sports and used to play ice hockey and softball; now he plays pickleball. Cathleen makes mosaics and loves swimming. Both of them do Bible-study, are boaters, and like walking. They also just started golfing. **To Steve & Cath from your neighbors here at Orchid Cove, a big WELCOME to our community!**

*(Still for sale: Unit 7640)*

## DOCUMENTS COMMITTEE

### Review of R&R Changes

The **Documents Committee** is looking forward to reviewing and making recommendations on Board-proposed changes to some of our Rules & Regulations.

### Updating Orchid Cove Governing Documents

The Committee is planning to meet and discuss a plan and timeline for re-writing of the Association's [Declaration of Condominium Documents](#). Our governing documents have never been updated, and need to be re-written to comply with current [FL Statute 718](#). The process takes about a year, with assistance from an attorney.



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According to **Judie Littell**, the legal costs for a documents re-write are currently estimated at \$10,000 - \$11,000, which would need to be budgeted for 2024.

The Committee includes **Kim Loskota (Chair), Greg Blanchard, Patti Balogh, Eric Schneider, and Rob Maguire**. There will be plenty of work to do. The committee can easily conduct meetings by conference call, and proposed revisions can be posted on our website for committee review.

Fortunately for Orchid Cove, the [Cypress Strand Condo Association](#) in Tara Preserve has already gone through the documents re-write process. Our Committee has their revised [documents](#) and plans to utilize their language revisions/updates to the greatest extent practicable.

UPDATED

## TARA MASTER ASSOCIATION



The TMA annual membership meeting and election was held on **March 23**. There was only one vacancy on the Board of Directors, for a

three-year term. Current TMA Finance Committee Chair **Doug Zandstra** was elected.

At its subsequent organizational meeting, the Board elected its members to the following positions:

Office	Board Member	Committee Liaison
President	Kim Loskota	Landscape
Vice President	John Leone	ECT; Document Digitization
Secretary	Karen Clark	Communications; Welcome
Treasurer	Doug Zandstra	Finance; Insurance Subcommittee
Director	Rick Power	Preserve ARC

**Congratulations to Orchid Cove's Kim Loskota!**

## Upcoming TMA Board Meetings Scheduled

- April 27 – 9:30am, TGCC Conference Room
- May 30 – 9:30am, TGCC Conference Room

## New Development in the Works

At the **northeast corner of Tara Boulevard and Stone River Road**, three adjoining parcels of land (two vacant, and one which includes the Goodwill store) totaling 10 acres have been sold.

The new owner, a small, husband/wife developer from Palmetto, wants to re-zone the property to permit a 156-unit apartment building. It would be four stories, which exceeds the current zoning limit of three stories. The TMA is anticipating opposing this height increase and probably the re-zoning as well (from commercial to residential use).

Volunteers will likely be needed to eventually attend County hearings, demonstrating the TMA neighborhoods' opposition to this re-zoning and height increase. **Cathy Woolley**, a TGCC resident, will be leading TMA's efforts. To obtain more information, **contact the TMA at 941-348-2912 (Cori Hansen, Association Manager with Resource Property Management)**.

## TMA Welcome Committee

The **Welcome Committee**, headed by **Melissa Hickey**, has been busy! It was responsible for the recent email survey of TMA residents on a wide range of topics. Based on the **510 survey responses**, the Committee came up with three main objectives going forward.

1. Create a monthly "email blast" for all residents with important info about the community, similar to a "Did you know?" approach.
2. Continue to offer welcome events – coffee/happy hours – maybe 3-4 times throughout the year, for an opportunity to meet new TMA residents (the last one was held March 28 at the Preserve Golf clubhouse, 5-7pm).
3. Continue working on a way to offer a more personalized welcome to new residents after they've moved in.

*"I have great faith in fools: self-confidence, my friends call it." -- Edgar Allan Poe*



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## TMA Websites

Orchid Cove residents (especially those new to the community) are encouraged to go to the [TMA's public website](#) for a wide range of information. See the [FAQ pages](#) (one of the **Menu** links) for answers to many questions you may have.



**Resource Property Management (RPM)** is the management company hired by the TMA to handle its day-to-day affairs and assist in management of the TMA community. RPM also maintains a [TMA members-only website](#) where members may manage their TMA account, including paying their annual TMA assessment (dues). Contact RPM for assistance in creating your online account with RPM.

## BOOK CLUB MEETINGS



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

The dates and books for upcoming meetings are:

- **Apr. 18 – [The Dry](#), by Jane Harper**  
★★★★☆ (rated 4.4 out of 5)
- **May 16 – [The Cuban Affair](#), by Nelson DeMille**  
★★★★☆ (rated 4.2 out of 5)
- **June 20 – [Lessons in Chemistry](#), by Bonnie Garmus**  
★★★★☆ (rated 4.6 out of 5)
- **July 18 – [Remarkably Bright Creatures](#), by Shelby Van Pelt**  
★★★★☆ (rated 4.6 out of 5)
- **August 15 – [Tiffany Girl: A Novel](#), by Deeanne Gist**  
★★★★☆ (rated 4.5 out of 5)

For more information, contact **Barbara Pfaff** at 908-230-1159 or [babsswim@comcast.net](mailto:babsswim@comcast.net).

## NEW RECOMMENDED VENDORS

If anyone's recently used a vendor which they'd like to recommend, please forward pertinent information to Dave Loskota – [DLoskota@comcast.net](mailto: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.

## TARA CDD UPCOMING BOARD MEETINGS

Preserve Community Center – 9:30am

- April 24 & 25
- May 23
- June 27
- July 25
- August 22



## ORCHID COVE POOL SOCIAL

Join your neighbors at the pool for a good time!

Saturday, April 8

4:00pm

Please bring a snack to share, along with your favorite beverage (and a folding chair or two).

And please remember – **NO glass** in the pool area.



March 15 pool social





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## PHOTO CORNER

### Beautiful Wildlife

By Kim Loskota



*Roseate spoonbill*



*Dancing wood stork*

## SEE YA LATER, ALLIGATOR!

It's a party at the Preserve Golf Clubhouse to say goodbye to the snowbirds. See the [attached flyer](#).

- **Friday, April 14 – 5:00pm to 8:00pm**  
Burgers & hotdogs, cash bar, outdoor games!

## Orchid Cove Pickleball Players



## COMMUNICATIONS COMMITTEE

Can you offer some content for the **Connection**? We'd love to print it! Send your contribution to a member of the **Communications Committee**:

- Dave Loskota, Chair  
[DLoskota@comcast.net](mailto:DLoskota@comcast.net)
- Kim Loskota  
[KLoskota@comcast.net](mailto:KLoskota@comcast.net)



Please check out the [ANNOUNCEMENTS](#) page of our website – we regularly post timely items of interest to the community.

*"A mother takes twenty years to make a man of her boy, and another woman makes a fool of him in twenty minutes." -- Robert Frost*

*"Wise men talk because they have something to say; fools talk because they have to say something." -- Plato*



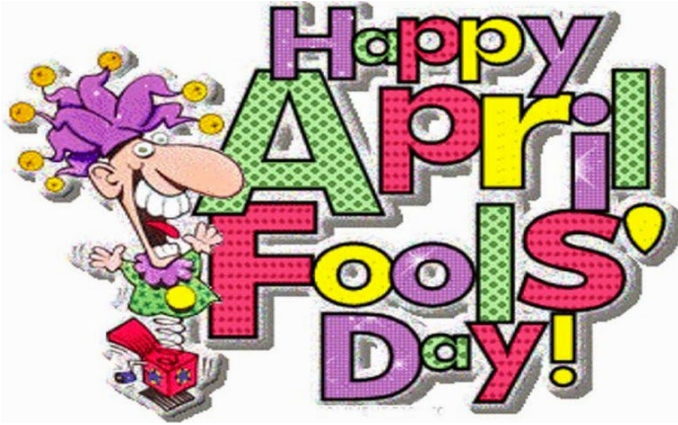


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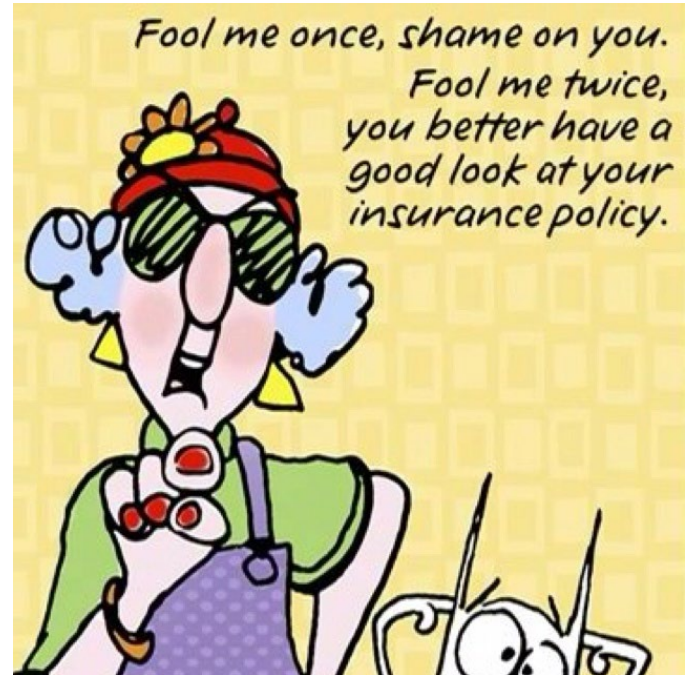
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*"Isn't it appropriate that the month of the tax begins with April Fool's Day and ends with cries of May Day?"*

*-- Anonymous*



*"The greatest lesson in life is to know that even fools are right sometimes." -- Sir Winston Churchill*

## Orchid Cove Board Members 2023 – 2024

President – Phil Auciello

[orchidcovepresident@gmail.com](mailto:orchidcovepresident@gmail.com)

941-232-5373

VP & Treasurer – Larry Hiither

[orchidcovetreasurer@gmail.com](mailto:orchidcovetreasurer@gmail.com)

513-252-3892

Secretary – Jane Schneider

[orchidcovesecretary@gmail.com](mailto:orchidcovesecretary@gmail.com)

717-330-4985

Website: [www.OrchidCoveCondos.com](http://www.OrchidCoveCondos.com)

(Owner page password: orca)

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## Progressive Community Management

3701 South Osprey Ave

Sarasota FL 34239-6848

Website: [www.PCMFLA.com](http://www.PCMFLA.com)

Judie Littell, Orchid Cove Property Manager

[JLittell@PCMFLA.com](mailto:JLittell@PCMFLA.com)

941-921-5393 Ext. 1135

Fax: 941-923-7000



## Board Member Bios

### Phillip Auciello



Our new President and owner of Unit 7532, Phil joined Orchid Cove in 2022. Originally from Boston, he's lived in FL for 31 years. Phil's son's family lives in Apollo Beach. A Marine Corps vet, he's retired from his own real estate appraisal business (experience that definitely helps Orchid Cove as we navigate current difficulties with property appraisals and insurance coverage). He's lived in HOAs in both Boston and FL. A self-described "sports nut," he played hockey and semi-pro baseball.

### Jane Schneider

From Lancaster County, Pennsylvania, my husband Eric and I have been married for 48 years. We have been blessed with 5 children (3 boys and 2 girls) and 11 grandchildren (8 boys and 3 girls). We are happy to spend time with two elderly family members in the area who can use our help.

I have a master's degree in science with an emphasis on Nursing Education. I've spent 30 years in the medical field. I officially retired in 2017, but when Covid happened, I was called back and asked to return to help. I am currently still helping due to the nursing shortage.

In my spare time, I love gardening and preserving my own food, reading, and watching my grandchildren at their sporting events. I also love connecting with friends and former students.



### Larry Hiither



My wife Sue and I have been married for 54 years. We have two daughters (Dannielle and Erin) and seven grandchildren. In 2018, we purchased our home at Orchid Cove and grew to love the area and residents. Sadly, we only spend five months a year at Orchid Cove and the remainder at our lake home in Michigan. In 2005, I retired after 39 years working for the Sears Holding Corp.



*"A Leader in Association Management"*

February 28, 2023

Dear Members of Orchid Cove Condominium Association, Inc.

Immediately following the March 16, 2023 Annual Member Meeting, the Board of Directors at the Organizational Meeting, will consider the adoption of a Special Assessment for Insurance. The meeting will be held at the Tara Preserve Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34203.

The proposed Special Insurance Assessment will be to cover a shortfall of \$15,600 for the 2023 insurance for the Association. The Special Insurance Assessment is in addition to the quarterly Association dues. A separate invoice for the Special Assessment will be mailed to owners. This is a one-time payment of \$300 per unit for the year and is due by May 1, 2023.

Once you receive the invoice, owners should write a check for \$300 made payable to Orchid Cove Condominium Association Special Insurance Assessment and include your unit number on your check. Please mail it to Progressive Community Management, Inc., 3701 South Osprey Avenue, Sarasota, FL 34239-6848 by **May 1, 2023**.

Sincerely,

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

3701 South Osprey Avenue, Sarasota, FL 34239-6848  
Phone: 941-921-5393, ext. 1135 \* Fax: 941-923-7000 \* email: [jlittell@pcmfla.com](mailto:jlittell@pcmfla.com)



# SEE YA LATER ALLIGATOR!

COME SAY SEE YA LATER  
TO THE SNOWBIRDS

OUTDOOR  
GAMES

FRI 4/14/2023

5PM-8PM

SEPARATE  
CASH BAR

THE PRESERVE GOLF CLUB  
7310 TARA PRESERVE LANE  
BRADENTON, FL 34203

HAMBURGERS AND HOTDOGS  
WILL BE AVAILABLE  
FOR PURCHASE

