

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Thursday, April 20, 2023 – 5:00 PM
Tara Preserve Community Center
7340 Tara Preserve Lane, Bradenton, FL 34203
And
Via ZOOM Hosted by PCM
3701 South Osprey Avenue, Sarasota, FL 34239
Meeting ID: 811 9522 5848 Passcode: 116231
Call-in Number: 1-305-224-1968 US

CALL MEETING TO ORDER/ DETERMINATION OF A QUORUM – The meeting was called to order at 5:01 pm by President Philip Auciello. Other board members in attendance were Larry Hiither and Jane Schneider. A quorum was established. Members attending were Dave and Kim Loskota, Eric Schneider, Leeann Southgate, Beth and Kim Strub. 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 Jane Schneider, to approve the minutes from the March 16, 2023 board meeting. **The motion passed unanimously.**

PRESIDENT'S REPORT – This is interspersed below.

TREASURER REPORT – Jane Schneider **motioned**, seconded by Larry Hiither, to approve the Treasurer's reports for February 2023 and March 2023. **The motion passed unanimously.**

SECRETARY REPORT – Jane Schneider has been emailing all notices to the members about the meetings and also the social events.

COMMITTEE REPORTS

1. Document Rewrite – Judie will get the 4 new rules to Kim Loskota to review before sending out the notice to the members. Jane mentioned a car being sold, and also the need to spell out verbiage about working out of your home – what is allowed and what is not.
2. Landscape – Kim Loskota and Greg Blanchard did a walk through with Larry Hiither. The front areas of the lower units where the grass died, put in sod and mulch. They talked about the palm tree trimming. Cypress Strand put shrubbery by the front doors and kept it uniform. Some owners requested a few plants that the Board will approve and one requested a hedge by their lanai.
3. Communication – Dave Loskota is working on the newsletter for March. He is combining the efforts that Jane encourages people to go to their Orchid Cove website. Dave is posting meeting events on the announcement page and Jane will tell people to go onto the website about the event. TMA opened the gulf club and has five events.
4. Maintenance – Eric Schneider just started to work with Kim Strub on this committee.

5. Pool – The Board received an email regarding Ken Page who does the pool area cleaning. They showed up at 5:15 am and had a juvenile with them. They like to clean on Thursday afternoons and there were too many people so they came in the early morning. When the snowbirds leave, they will come back in the afternoon. Judie will talk to Ken – no children to clean and must come in daylight. Amanda Milstead would like to be on the pool committee.
6. Rule Enforcement – No report. Need volunteer.
7. Welcome – Dave Loskota is putting together a Welcome Package.

OLD BUSINESS

1. Insurance Update – There are eight payments left. Larry Hiither **motioned**, seconded by Jane Schneider, to pay the balance before May 19, 2023. **The motion passed unanimously.**
2. Insurance Assessment – The Board is extending the special assessment to cover the insurance shortfall to June 1, 2023.
3. Rules and Regulations – See Document Rewrite above.

NEW BUSINESS

1. ICS and CD Investment Discussion – There is a CD for \$75,578.96 that matured today, April 20, 2023. Cadence Bank's rate is 8 months @4.50% and with new money which is +\$25,000, @4.75%.
2. Roof Repairs – Phil Auciello has one estimate for roof repairs and another coming in from another vendor. There are broken tiles, some missing, and is a necessity to prevent any more leaks.
3. Tree Trimming – Greenthumb Landscaping's contract is to trim once a year. Kim Loskota would like to hire them for June/July and then in December if needed. Every 3-4 years the oak trees are trimmed. We would like Greenthumb to raise the canopies and get an estimate to trim the palms that are touching the buildings. They should do a 10 & 2 cut.
4. Power Washing – All Seasons proposed \$5,400 to power wash the sidewalks, streets, fronts of buildings and if the roofs are included, it would be \$6,600. They would use a low water pressure on the roofs.

SCHEDULE NEXT MEETING – The next meeting will be the annual meeting on May 18, 2023 at 4:00 PM, at the Tara Preserve Community Center and via Zoom platform, hosted by PCM.

ADJOURNMENT – There being no further business to discuss, Phil Auciello **motioned**, seconded by Jane Schneider, to adjourn the meeting at 6:37 P.M. **The Motion passed unanimously**, and the meeting was closed by President, Phil Auciello.

Respectfully submitted,

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

Treasurer's Report

Month Ending

March 31, 2023

Assets:

Checking			101,352
Money Market			89,945
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
CD-Ameris Bank			200,000
Accounts Receivable			352
Utility Deposits			566
Prepaid Insurance			8,538
Total			\$841,729
Liabilities & Equity:			
Total			21,819
Reserves			678,597
Fund Balance			134,500
Current Year Net Income/Loss			6,723
Total			\$841,729
Memo:			
Large Expense Items:		Insurance	5,363

Lrh: 4/176/2023