

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Thursday, May 18, 2023 – 4:00 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: 875 5603 1719 Passcode: 753918
Call-in Number: 1-305-224-1968 US

CALL MEETING TO ORDER/ DETERMINATION OF A QUORUM – The meeting was called to order at 4:02 pm by President, Philip Auciello. Other board members in attendance were Larry Hiither and Jane Schneider. A quorum was established. Members attending were Dave Loskota, Jola and Craig Gates, Susan Petras, Kim Strub, and Gayle Vogel. 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 – It was brought to the Board’s attention that their attorney advised not to record the meetings. The consensus of the Board was to stop recording the minutes as of this meeting.

APPROVAL OF MINUTES FROM LAST BOARD MEETING – Larry Hiither **motioned**, seconded by Jane Schneider, to approve the minutes from the April 20, 2023 board meeting. **The motion passed unanimously.**

PRESIDENT’S REPORT – This is interspersed below.

TREASURER REPORT – This is deferred to the next board meeting. A discussion ensued regarding a recently renewed CD with a low interest rate. Larry Hiither **motioned**, seconded by Jane Schneider, to take the CD that matured on April 20, 2023 that rolled over for \$75,758.67, even with a penalty, be put into a CD that gives a higher rate than 4%. **The motion passed unanimously.**

SECRETARY REPORT – No report.

COMMITTEE REPORTS

1. Document Rewrite – No report.
2. Landscape – Kim Loskota will follow up with the owners of 7506 about the side and back of their unit, as well as the property at 7528.
3. Communication – Dave Loskota
4. Pool – There was another complaint about the pool cleaning company bringing his 11 and 13 year olds to help him around the pool area. The cleaning company was told not to bring his children when he comes to clean the pool area at Orchid Cove. The company cleans the pool

deck, bathrooms, and furniture. Although the Board likes the current cleaning company, it might be time to look for another cleaning company for consideration.

OLD BUSINESS

1. Roof Repairs – Phil Auciello has been meeting with contractors to discuss our concerns. He is still obtaining bids and other information. This was tabled until the June Board meeting. Roof repair in lieu of replacement at this time is being considered, as well as replacement. To obtain better bids, the Board may consider joining forces with other Tara Preserve condo associations, which have similar roof problems. Larry Hiither **motioned**, seconded by Jane Schneider, to set up a formal roof committee. Phil Auciello, president, would be the chairperson and have Kim Strub be on the committee. This would be a temporary committee. **The motion passed unanimously.**
2. Tree Trimming – Judie Littell will ask Greenthumb Landscaping to schedule the tree trimming sometime between mid-June and the end of July.
3. Power Washing – This is tabled to the June Board meeting. Meanwhile bids are coming in.

NEW BUSINESS – None

ANYTHING ELSE THAT COMES BEFORE THE BOARD – Jane Schneider suggested having a Defibrillator at the pool. It would be CPR certified, at a cost of \$1,400 to \$2,500 depending on the features you get. This has to be updated every 3 years. She will do research and ask Paul Kelly from the CDD.

SCHEDULE NEXT MEETING – The next meeting will be on June 15, 2023 at 5:00 PM, at the Tara Preserve Community Center and via Zoom platform, hosted by PCM.

ADJOURNMENT – There being no further business to discuss, Larry Hiither **motioned**, seconded by Jane Schneider, to adjourn the meeting at 5:01 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 April Month End 4/30/2023

Assets:

Checking			115,269
Money Market			94,198
CD-Liberty Bank	4/20/2023	1.250%	75,579
	12/24/2023		
CD-Liberty Bank	3	4.250%	84,429
CD-Liberty Bank	2/19/2024	2.77%	100,240
	10/13/2023		
CD-Ameris Bank	3	4.75%	200,000
CD Bank United	4/28/2024	4.69%	180,851
Accounts Receivable			15
Utility Deposits			566
Prepaid Insurance			13,124
Total			864,271

Liabilities & Equity:

Total Liabilities		42,852
Reserves		682,974
Fund Balance		134,590
Current Year Net Income/Loss		3,855
Total		864,271
Large Expense Items:		
Insurance		5,363
Back Flow		1,225

Irh: 5/25/2023