

**ORCHID COVE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**Thursday, September 21, 2023 – 5:00 PM**  
**Via ZOOM Hosted by PCM**  
**3701 South Osprey Avenue, Sarasota, FL 34239**  
**Meeting ID: 816 2348 1410    Passcode: 875484**  
**Call-in Number: 1-305-224-1968 US**

**CALL MEETING TO ORDER/ DETERMINATION OF A QUORUM** – The meeting was called to order at 5:00 pm by Vice President, Larry Hiither. The other board member in attendance was Jane Schneider. 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.

**PRESENTATION BY INSURANCE AGENT, JIMMY CIRILLO, GCM Insurance & Risk Management, Inc.** – Jim spoke about the current situation in the insurance industry and why the rates were increased in 2023 and continuing in 2024. It should start reducing in 2025. Our roofs will be 20 years old in a couple of months. Tile roofs over 15 years old only get cash value. Citizens will be quoted as a worse case scenario as they will allow tile roofs up to 50 years old. The quickest amount of time to get quotes from other carriers will be about 4 weeks out. He estimates that the increase would be 35-40% which is what he was told by the carriers.

**PRESENTATION BY INSURANCE AGENT, ERICA DAVIS – Insurance Services of Sarasota, Inc.** – Erica came with her daughter, Kendall, who specializes in negotiating the rates. They do a lot of business with Frontline, Peachtree Specialty, and each might write a better product for the association. There is competition with Empire or Sigma. Erica would like to get us away from Clear Blue who is now rated “B” and prefers we get an admitted company with an “A” rate, which means they would be covered by FIGA (the State). Lastly, she would like to quote Citizens which requires a roof inspection. Frontline is more reasonable on the roofs. They have a higher deductible, 7.5% or 10%. It is not a savings this year in this market. Erica emphasized we should get a new roof to get better rates. She cannot get quotes until 30 days before renewal, probably in December. Citizens can quote in 60 days out, but she said the roofs should be replaced now and not put money into the premiums.

**APPROVAL OF MINUTES FROM LAST BOARD MEETING** – Jane Schneider **motioned**, seconded by Larry Hiither, to approve the minutes from the August 17, 2023 board meeting. **The motion passed unanimously.**

**PRESIDENT’S REPORT** – This is interspersed below.

**TREASURER REPORT** – Larry Hiither reviewed the August financials. Jane Schneider **motioned**, seconded by Larry Hiither, to approve the August 2023 treasurer’s report as presented. (See attached). There is a CD that will mature on October 13, 2023. **The motion passed unanimously.**

**SECRETARY REPORT** – Jane Schneider has been very busy sending emails to the members, keeping them informed on what is happening in the community, including hurricane preparedness, and the Tara rezoning meeting on 9/26.

**MANAGER REPORT** – Judie wrote the minutes from the August board meeting; worked on the 2024 proposed budget in preparation for a Board budget committee workshop; finished the Rules and Regulations so far and sent to Kim Loskota from the Document Rewrite Committee; sent violation emails to 7618, 7620, and 7516; trying to reach an upstairs unit owner re their AC company (Air Now) who broke the outdoor water faucet and are responsible to pay for the Sewell Plumbing bill to fix it.

## **COMMITTEE REPORTS**

1. Landscape – Kim Loskota said the committee worked with Green Thumb to update a few plants at several locations, Units 7506, 7528, and 7522. They just received information from Green Thumb that several Queen palms have Frizzle Top and need to be treated. Ray is checking on this for the committee and will send a cost estimate and a time in October for the applications.
1. Communication – Dave Loskota is keeping the Orchid Cove Website with as much as possible news and events that are happening in the community as well as in the Tara Preserve.
2. Maintenance – Kim Strub gave a detailed report that included cracks in the driveways and sidewalks; researched a new Tesla pool pump; pest control knocked down and sprayed wasps' nests; bulbs in the women's room needed to be replaced with LED; and the fire alarm sprinkler companies.
3. Roof – Kim Strub spoke about his meeting with the President's Council in Tara. He presented a detailed report about their roof replacement project from the president of Cypress Strand.
4. Pool – Amanda Milstead sent in a report. Jola Gates is on the committee. The cleaning company was doing a very good job on the deck and pavilion.
5. Rules & Regulations – See below.

## **OLD BUSINESS**

1. Power Washing – Jose Brita from All Seasons sent a quote for the fronts of the buildings, driveways and sidewalks. This is tabled until the October board meeting.
2. 2024 Budget Planning Meeting – This is scheduled for September 29, 2023 at 1:00 pm via zoom.

## **NEW BUSINESS**

1. Appointment of Interim Board Member – Larry Hiither **motioned**, seconded by Jane Schneider, to appoint Kim Strub to the Board until the annual meeting. **The motion passed unanimously.**
2. Nomination of Board of Directors Positions – After nominations and vote by Larry Hiither and Jane Schneider, the new slate until the annual meeting is:
  - a. President Kim Strub
  - b. VP & Treasurer Larry Hiither

c. Secretary

Jane Schneider

Larry Hiither thanked Kim Strub for all the work he has done and for stepping up.

3. Rules and Regulations Changes/Additions – In August the Board looked at a few new rules and regulations. At this point the Board would like to approve some of them from 8/23 and then continue with upcoming proposed changes. This is tabled until the October board meeting.
4. Leasing of Units – The governing documents give the Board the ability to renew an application after 1 year and we did get 1 unit in which a tenant submitted for renewal, which was approved. People cannot move into a unit without a lease application that tells us the start and end dates. Of the 7 leased units, there are 5 with violations. Kim Loskota will head a committee to rewrite the application. The Board and committee will need advice from an attorney regarding legal implications for denial of an application.

**OWNERS COMMENTS** – Craig Gates asked about metal roofs that look just like the tiles. Is there any way we can go back to TMA? The response was no and that the metal roofs need to be cleaned annually which is expensive.

**SCHEDULE NEXT MEETING** – The next meeting will be on October 19, 2023 at 5:00 PM, 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 7:30 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 August Month End 8/31/2023

## Assets:

Checking			110,020
Money Market			93,288
	10/13/2023		
CD-Ameris Bank	3	4.75%	200,000
	12/24/2023		
CD-Liberty Bank	3	4.250%	84,429
CD-Liberty Bank	1/29/2024	4.950%	75,733
CD-Liberty Bank	2/19/2024	2.77%	100,240
CD Bank United	4/28/2024	4.80%	180,851
Accounts Receivable (owners)			987
Utility Deposits			566
Prepaid Insurance			26,498
			<hr/>
<b>Total</b>			<b>\$ 872,612</b>

## Liabilities & Equity:

Total Liabilities		22,086
Reserves		<hr/>
		700,142
Fund Balance		134,590
Current Year Net Income/Loss		10,994
Other (Special assessment alloc)		<hr/>
		14,400
(Special assessment expense)		(9,600)
<b>Total</b>		<b>\$ 872,612</b>

<b>Large Expense Items:</b>	Electricity	\$ 1,897
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