

# The Orchid Cove Connection



## ORCHID COVE UPCOMING MEETINGS

### ➤ **Next Board Meeting:**

**February 15, 2024**

**5:00pm**

**Preserve Community Center & ZOOM**



### ➤ **Annual Members Meeting: March 21, 2024**



Please plan to attend. Be sure it's on your calendar **NOW!** Read more below.

## UPCOMING ORCHID COVE BOARD ELECTIONS

At the **March 16 Annual Membership Meeting**, an election will be held to fill **all three positions on the Board of Directors**. Board members serve a one-year term. You've received [written notice](#) (copy also attached) of this meeting from Progressive Community Management (PCM), along with the [form](#) to complete if you want to be a candidate. No experience is required. If you're interested in serving on the Board, **PLEASE return your completed form to PCM by February 10.**

And be sure to return an **information sheet** on yourself as well. Call **Judie Littell** at PCM @ 941-921-5393 Ext. 1135 if you have any questions.

## ROOF REPLACEMENT UPDATE

Our roofing consultant, **Crain Consulting, Inc.**, completed the project specifications for review by the Orchid Cove Board. Our attorney reviewed them and returned a marked-up document to owner **Rob Crain**. He began interviewing contractors in late January and selected four from whom to request bids.

Actual roof construction will likely begin in the **Fall of 2024**, as it takes 14-16 weeks for delivery after ordering the roofing tile. However, tiles shipped after July 8 will be 11% higher in cost. Rob will try to avoid that!

### ❖ **Roof Financing Options**

The Board met with **Bill Sutton, PCM's owner**, to discuss roof financing options. Orchid Cove's roof reserve account is set up to fund replacement at 30 years; our replacement comes after only 20 years. So our reserves are automatically less than needed. Based on current cost estimates, the **shortfall is estimated at roughly \$170,000**. The Board must decide the method of financing this deficit. Methods available include:

- **Assessment**, or
- **Loan**. If a loan is chosen, PCM can help arrange it. Bill recommended having a financing plan in place by September.

## LINKS TO INSIDE CONTENTS

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- [Orchid Cove Homes for Sale](#)
- [Tara Master Association](#)
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- [Communications Committee](#)
- [Tara CDD Upcoming Board Meetings](#)
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## ORCHID COVE INSURANCE UPDATE



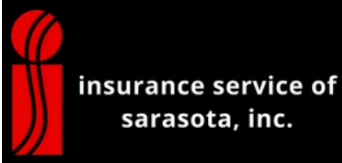
Quotes were received for our various association policies in mid-January. At its January 17 meeting, the Board voted to accept the policies proposal submitted by [Insurance Service of Sarasota](#) (Erica Davis' agency).

*(Continued next page)*



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Although the total 2024 premium will increase to **\$78,122** (last year's was \$69,020), it is still less than the \$87,000 the

Board had budgeted for 2024.

Orchid Cove may pay the premium over time with only a \$2 service charge per payment (no interest charges). **Judie Littell** will seek advice on a payment plan from the **PCM** accountant.

## BOARD MEMBERSHIP IS CRITICAL

**How would you like your dues to go up by about \$600? No? Then read on....**

Board elections for the 2024-2025 one-year term are coming up on **March 21** for all three positions. **We need candidates to assure that we can fill all three spots.** And **Larry Hiither** has indicated that, after three years of service, he will step down from the Board entirely in 2024.

**CALL FOR  
BOARD OF DIRECTORS**



**For Orchid Cove's financial well-being, it is very important to maintain a full Board.** The Association cannot function without a board. There would be no one to transact business, make or sign contracts, or to make general decisions about the function of the association. No one would have authority to collect dues or pay contractors.

**Under Florida law, when the board for a condo association can't muster a quorum of directors, a receiver must be appointed. This has never before happened in Orchid Cove!**

A receiver is a person or company appointed by the court to take over the day-to-day operation of the association to do such things as pay bills, collect income, and contract for maintenance and repairs.

*"Marriage has no guarantees. If that's what you're looking for, go live with a car battery."*

-- Erma Bombeck

Per FL Statutes XL 718.1124(5):



**"The association shall be responsible for the salary of the receiver, court costs, and attorney's fees. The receiver shall have all powers and duties of a duly constituted board of administration and shall serve until the association fills**

**vacancies on the board sufficient to constitute a quorum and the court relieves the receiver of the appointment."**



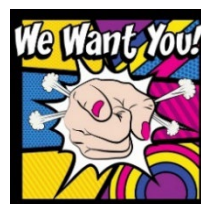
**Unfortunately, receivers are usually expensive.** The PCM President, **Bill Sutton**, estimates the cost at **\$2,500/month** for the work that the board would have done for free. The costs of appointing and paying a receiver would be passed on to the Orchid Cove owners and **result in increased association dues (estimated at \$600+ per unit) and/or special assessments.**

If Orchid Cove goes into receivership, keep in mind that **potential homebuyers and lenders will view it unfavorably**, which may adversely affect our property values – in addition to the increased dues and/or assessments.

We hope this information will help you decide to run for the 2024 Board of Directors. If you're not quite there yet, **read the next article too!**



## WHY RUN FOR THE BOARD?



Board members are **neighbors** who oversee **Orchid Cove** with the community's best interests in mind. If you're in doubt about becoming a board member, let these reasons help convince you:

### 1. Safeguard Property Value

When you join the board, you oversee management of community rules and maintenance, which can affect the value of your property.

(Continued next page)



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## 2. Help Fellow Residents

You can hear out concerns from residents and make decisions that have a direct positive impact on the community and your neighbors.

## 3. Solve Problems



As a board member, you'll be on the receiving end of "questions." If you love solving problems along

with the feeling of fulfillment, then that's another reason to join the board.

## 4. An Opportunity to Learn

What better way to gain educational experience than by inserting yourself behind the scenes to see how the Association operates? Your interpersonal skills are honed as you learn how to successfully work with others and be open-minded.

## 5. Make New Friends

By becoming a board member, you widen your reach and meet new people – neighbors, members of other boards, vendors (and **Judie Littell**, our Property Manager!).



## 6. Good for Your Resume

To join the board involves hard work, dedication, and skill to be able to carry out your duties. And it's considered volunteer work. Most employers consider such experiences valuable in a job candidate.

## 7. Change the Rules



Want to change a community rule? Changing the rules isn't as simple as a snap of a finger, though, so you must still familiarize yourself with the Association's procedures on how to propose and adopt

R&R amendments.

## 8. Have Fun!



The **adrenaline rush** after making an important decision, the **feeling of triumph** following successful negotiation with a vendor, and the **sense of fellowship** at each community meeting — these are just a few examples of how much you can enjoy serving on your board.

## TREASURER'S REPORT

On the [Orchid Cove website](#), see the complete financial statement for [December 2023](#) for more details.

Assets		December 31, 2023
Checking Account		\$152,707
Money Market Account		75,372
Certificates of Deposit (5)		651,690
Receivables & Other Assets		6,332
<b>Total Assets</b>		<b>\$886,101</b>
Income and Expenses		Jan-Dec 2023
	Budget	Actual
Income	\$129,980	\$144,011
Expenses	129,980	146,132
<b>Jan-Dec 2023 Net Loss</b>		<b>-\$2,121</b>

## MAINTENANCE MATTERS

### ❖ Dryer Vent Cleaning

Dryer duct & vent cleaning is planned for February 26-27 by [Vent Solutions](#) (**Steve Gibson**, a firefighter who has done this work for us in the past). He will need access to all units. Please arrange for someone to be at your unit during that day. 100% compliance is necessary to protect not just you but also **your neighbors in your building** from a potential fire.

*"You can't buy love, but you can pay heavily for it."*  
-- **Henny Youngman**

(Continued next page)





# The Orchid Cove Connection



The Board still needs keys for **11 units (!)** as required by Orchid Cove Rules & Regulations. If you haven't already done so, please give a copy of your key to our President **Larry Hiither** or **Judy Littell**.

## ❖ Annual Upcoming Inspections

- **Recertification of all fire extinguishers** – **Judy Littell** will get a quote for completing this work in **March**.
- **Fire alarm systems** – waiting for a quote.
- **Backflows inspection/certification** – to be done in **April** by [Casey's Plumbing](#)



## ❖ Handyman Needed

There are various maintenance activities in Orchid Cove that should be performed by someone **insured** to do such work. The Board seeks to find such a **Handyman** who can be on-call for work when needed. Contact **Judie Littell** or a Board member if you know someone.



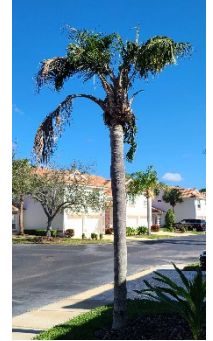
## LANDSCAPE ISSUES

At the January Board meeting, Landscape Committee Chair **Kim Loskota** and the Board discussed landscape issues the committee will be dealing with.

- So far, one bid is in for **Oak tree trimming: \$4,125**. **Judie Littell** will get 1-2 more quotes for Board consideration. The **Orchid tree pruning** needs to be done by a specialty trimmer, sometime in the after-bloom summer period. All trimming/pruning needs to be completed prior to roof replacement construction.
- **Sod appears dead** at the entrances to 6-7 lower units. Repair options being considered are:
  - Replacing the sod, or
- Converting the sod to a mulched area with plants.
- The **dead hibiscus** in front of Unit 7554 needs to be replaced.

- There are two “stressed” **Queen palms** that are being treated but which continue to look tough.
- **Kim** and President **Larry Hiither** met with **Ramco Mulch Solutions** to discuss their mulch quotes:

- **\$2,775** to just freshen (“dust”) the mulched areas, or
  - **\$4,980** for full-blown mulch placement. The Board chose the “dusting” option; work was to be completed in January.
- To replace the **problem “up-lights”** at the community entrance, Committee member **Greg Blanchard** received quotes of \$75 each for solar-powered accent lights.



## BOARD CONCERNS

### ❖ Swimming Pool

Recent violations by our pool maintenance contractor, [Pools by Lowell](#), have caused the Board to terminate their contract, effective January 31. [Sunshine Pools of Bradenton](#) has been hired to replace them, beginning February 1.

### ❖ Rules & Regulations (R&R) Revisions

There are two versions of the R&R:

- Those that came with the Orchid Cove development documents of 2003, and
- Those that have been revised and enforced over the years since, currently dated June 1, 2023.

At its January meeting, the Board decided to combine the provisions of our current R&R with those provided by the developer, into one document. **Kim Loskota** volunteered to prepare the single revised document for Board review prior to the annual membership meeting.

## ORCHID COVE HOMES FOR SALE

Phil Auciello's [Unit 7532](#) is listed for sale on Zillow.

*“It wasn't love at first sight. It took a full five minutes.”*  
-- Lucille Ball



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## TARA MASTER ASSOCIATION



### Next Board Meeting:

February 22 – 10:00am

Preserve Community  
Center  
& ZOOM

### Annual Membership

#### Meeting:

March 21 – 9:30 am  
Preserve Community  
Center & ZOOM



Notice of this membership meeting was mailed to all TMA members in January. At this meeting, **elections will be held for two Board seats**. If you are interested in being a candidate, the meeting notice includes an **application form** (*copy attached*) you must complete and submit by **February 10**.

### ❖ TMA-wide Garage Sale



At its last meeting, the Board voted in favor of a **community-wide garage sale** that includes **both the TGCC and Tara Preserve**. A new Garage Sale

Committee is working on the details. It is likely to be held the last weekend in March or the first weekend in April. The Committee hopes to have the **Salvation Army** pick up what doesn't sell throughout the neighborhood.

## RULES AND REGULATIONS

Individual sections of the [Rules and Regulations \(R&R\)](#) are regularly reviewed in the **Connection**.

This month, here's what the R&R say about **Landscaping**:

### "Landscaping"

UNDER NO CIRCUMSTANCE MAY PLANTS AND MATERIAL PROVIDED BY THE DEVELOPER OR LANDSCAPE COMPANY BE REMOVED OR CHANGED WITHOUT BOARD APPROVAL."

KEEP  
CALM  
AND  
FOLLOW  
THE RULES

If you have any questions, contact **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.

## BOOK CLUB MEETINGS



Tara Preserve Book Club  
*meets at the*  
Preserve Community Center  
Third Tuesday of the month  
4:30pm

The dates and books for upcoming meetings are:

- **February 20 – [The Last Flight](#)**, by Julie Clark  
★★★★☆ (rated 4.4 out of 5)
- **March 19 – [Tom Lake](#)**, by Ann Patchett  
★★★★☆ (rated 4.3 out of 5)
- **April 16 – [Then She Was Gone](#)**, by Lisa Jewell  
★★★★☆ (rated 4.5 out of 5)

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

## ORCHID COVE POOL SOCIAL



**Orchid Cove  
Pool Social**  
**February 10**  
**4:00 pm to ?**  
**Pool Area**

**Meet & greet  
your neighbors!**

**Bring an appetizer or dessert to share,  
along with your favorite beverage.**

*(Please, no glass items allowed in the pool area)*

*"The brain is the most outstanding organ. It works  
24/7, 365 – from birth until you fall in love."*

-- *Sophie Monroe*



# The Orchid Cove Connection



*Happy  
Valentine's Day!*

## COMMUNICATIONS COMMITTEE

**Connect  
Contribute  
Collaborate  
Communicate**

This **Connection** is also posted on the [Newsletters](#) page of our website. Check out the [Announcements](#) page, too!

Any family news you'd care to share? Send it to us and we'll include it in the next **Connection**.

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

## TARA CDD UPCOMING BOARD MEETINGS

Preserve Community Center – 9:30am

- February 27
- March 26
- April 23
- May 28
- June 25
- July 23



## Orchid Cove Board Members 2023 – 2024

**President – Larry Hiither**

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

513-252-3892

**Treasurer – Cathleen Paciello**

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

607-765-8838

**VP & 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)

**Connection Editor – Dave Loskota**

[Dloskota@comcast.net](mailto:Dloskota@comcast.net) 612-327-9743

\*\*\*\*\*

## 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

# Orchid Cove Condominium Association, Inc.

Professionally Managed by Progressive Community Management, Inc.

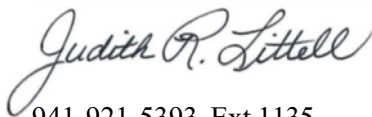
January 19, 2024

Members of Orchid Cove Condominium Association, Inc.:

The Annual Members' Meeting will be held on **March 21, 2024, at 5:30 PM** at the The Tara Preserve Community Center, 7340 Tara Preserve Lane, Bradenton, FL 34203, The Organizational Meeting of the Board will immediately follow the Annual Meeting.

- There are currently three (3) Directors on the Board. The terms of Larry Hiither, Cathleen Paciello, and Jane Schneider will expire at the Annual Meeting. Therefore, three (3) Directors may be elected for a one (1) year term.
- On or before the date indicated on the enclosed notice, anyone eligible to serve on the Board of Directors and **desiring to be a Candidate must give written notice** of his/her desire to the Association c/o Progressive Community Management, Inc., 3701 South Osprey Avenue Sarasota, Florida 34239-6848. **It must be received by the date indicated on the notice: February 10, 2024.**
- A Candidate may submit a one-sided 8½" by 11" information sheet describing his or her background, education, qualifications and/or platform for office which **will be photocopied exactly as received** and cannot be typed in our office.
- Neither the Board nor the Association is permitted to edit, alter, or otherwise modify the content of the information sheet and, therefore, they are not in a position to verify the accuracy of the information or statements contained therein and disclaims any responsibility for the information contained within the information statements. If personally delivered, Progressive Community Management, Inc. will provide a written receipt acknowledging delivery of the written notice and the 8½" by 11" information sheet, if included.
- If there will be an election, we will mail all of the election information in the Second Notice along with a ballot, which shall list the names of eligible Candidates for the Board, who gave written notice to the Association not less than forty (40) days before the scheduled election. Included will be photocopies of any information sheets submitted by the Candidates, a meeting Agenda, a Proxy and any other meeting material.

Sincerely,



941-921-5393 Ext 1135

[jlittell@pcmfla.com](mailto:jlittell@pcmfla.com)

Progressive Community Management, Inc.  
3701 South Osprey Avenue, Sarasota, FL 34239-6848  
Office: (941) 921-5393 Fax: (941) 923-7000

**FIRST NOTICE**  
**of**  
**DATE OF ANNUAL MEETING**  
**&**  
**BOARD ELECTION**  
**of**  
**ORCIDD COVE CONDOMINIUM ASSOCIATION, INC.**  
**&**  
**NOTICE OF INTENT TO BE A CANDIDATE**  
**FOR THE BOARD OF DIRECTORS**

THE ANNUAL MEETING & BOARD ELECTION will be held at the following date, time and place.

**March 21, 2024**  
**5:30 PM**  
**The Tara Preserve Community Center**  
**7340 Tara Preserve Lane, Bradenton, FL 34203**

If you wish to have your name included on the ballot, this form must be completed and received by the Association in accordance with the instructions contained in the enclosed letter, on or before **February 10, 2024**, with your information sheet if you choose to provide one.

I, \_\_\_\_\_, hereby place my name  
\* *Please print name* \*

in nomination as a Candidate for the Board of Directors. I understand that if I choose to provide an information sheet that I am responsible for the accuracy of any information contained therein.

I certify that I have read and understand to the best of my ability, the governing documents of the association and the Florida condominium laws and administrative code. Under the Florida Statutes, a person who has been suspended or removed by the division under this chapter, or who is delinquent in the payment of any fee or assessment is not eligible for board membership. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or who has been convicted of any offense in another jurisdiction that would be considered a felony if committed in this state, is not eligible for board membership unless such felon's civil rights have been restored for a period of no less than 5 years as of the date on which such person seeks election to the board. The validity of an action by the board is not affected if it is later determined that a member of the board is ineligible for board membership due to having been convicted of a felony. I certify that I am eligible for board membership.

Unit Number: \_\_\_\_\_ Signature: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

☐ I am enclosing an information sheet

☐ I am not enclosing an information sheet

**OCC**



**FIRST NOTICE OF THE ANNUAL MEMBERSHIP MEETING AND  
ELECTION OF THE BOARD OF THE TARA MASTER ASSOCIATION, INC.  
AND PROCEDURE FOR QUALIFYING FOR THE BOARD**

**TO ALL MEMBERS:**

On March 21 2024, at 9:30 A.M. the Annual Meeting of the Membership of The Tara Master Association will be held at the Tara Preserve Community Center, 7340 Tara Preserve Lane, for the purpose of electing Directors and such other business as may lawfully be conducted. Subsequent to this "FIRST NOTICE," you will receive a "SECOND NOTICE OF THE ANNUAL MEETING", which Notice will specify the agenda and any other important information concerning the Annual Membership Meeting.

The purpose of this Notice is to advise you of the date, time and place of the Annual Membership Meeting and Election and to inform you of the process for qualifying for the Board.

**QUALIFYING FOR THE BOARD**

There are (2) vacancies on the Board of Directors. There will be two (2) Director elected, for a three (3) year term.

On or before February 10, 2024, you must give written notice, either by mail, email, fax or in person to the Association of your desire to run for the Board if you want to be included on the proxy/ballot. Address your Intent to the Association's mailing address C/O Resource Property Management, 2025 Lakewood Ranch Blvd., Suite 203, Bradenton, FL, 34211. The attached "NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS" may be used for that purpose. All Notices MUST include your signature.

With the Notice, you may submit an Information Sheet, no larger than 8 ½ inches by 11 inches, one side only, containing your qualifications and/or platform for office. Owners are encouraged, although not required, to include a photo on the Information Sheet. This information sheet must be submitted to the Association on or before February 15, 2024, by 5:00 P.M.

This notice was mailed, or hand delivered to all owners of record on January 19, 2024.

By order of the Board of Directors,

Cori Hansen  
Community Association Manager  
Resource Property Management

**NOTICE OF INTENT TO BE A CANDIDATE FOR THE  
BOARD OF DIRECTORS OF TARA MASTER ASSOCIATION**

Please note that your Notice of Intent to be a Candidate for the Board of Directors must be received by Resource Property Management or the Association no later than **February 10, 2024**, if you want to be included on the Proxy/Ballot. If you wish to provide an Information Sheet to be included in the mailing to the membership with the Second Notice of Annual Meeting, the **Information Sheet must be received by no later than February 15, 2024**, by 5:00 P.M.

I, \_\_\_\_\_, hereby place my name in nomination as a candidate for the Board of Directors.

☐ I have enclosed my Information Sheet.

(Information sheet is no larger than 8 ½" X 11" and is one sided)

☐ I have not enclosed my Information Sheet, and understand that I must have it delivered to the Association no later than **February 15, 2024**; otherwise the Information Sheet will not be distributed to the Unit Owners.

☐ I have enclosed a photo as part of my Information Sheet.

☐ I will not be submitting an Information Sheet to be distributed with the second mailing of the Annual Meeting.

I understand that I am responsible for the accuracy of the information contained in the Information Sheet. Neither the Association nor the Management Company will type, change or alter the Information Sheet in any way. Therefore, please submit it in the manner you wish it to be presented to the Membership.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature of candidate)

Printed Name of Candidate: \_\_\_\_\_

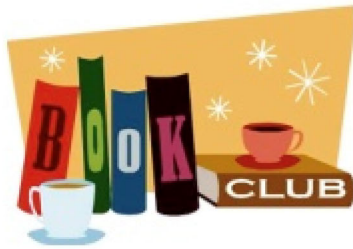
TMA Property Address: \_\_\_\_\_

**Pursuant to FS 720.306(9)(b) Board Eligibility**

(b) A person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association on the day that he or she could last nominate himself or herself or be nominated for the board may not seek election to the board, and his or her name shall not be listed on the ballot. A person serving as a board member who becomes more than 90 days delinquent in the payment of any fee, fine, or other monetary obligation to the association shall be deemed to have abandoned his or her seat on the board, creating a vacancy on the board to be filled according to law. For purposes of this paragraph, the term "any fee, fine, or other monetary obligation" means any delinquency to the association with respect to any parcel. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, may not seek election to the board and is not eligible for board membership unless such felon's civil rights have been restored for at least 5 years as of the date on which such person seeks election to the board. The validity of any action by the board is not affected if it is later determined that a person was ineligible to seek election to the board or that a member of the board is ineligible for board membership.

For your information and in accordance with Florida Statutes, each director must certify in writing to the association within 90 days after being elected or appointed to the board, that he or she has read the association's bylaws, articles of incorporation, proprietary lease, and current written policies, that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members.

In the alternative, within 90 days after being elected or appointed to the board, the newly elected or appointed director may submit a certificate of satisfactory completion of the educational curriculum administered by a Division approved education provider within 1 year before or 90 days after the date of election or appointment.



# Calling All Readers

Tara Preserve Book Club

Tara Preserve Community Center, Tara Preserve Lane

We are reading

For February 20, 2024, 4:30 PM

*The Last Flight*, by Julie Clark

*All invited! Hope to see you!*

Coming up

March 19, *Tom Lake*, by Ann Patchett

April 16, *Then She Was Gone*, by Lisa Jewell

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

