



ORCHID COVE MEMBERS MEETING



March 21, 2024 5:00pm Preserve Community Center & via ZOOM

On **February 26**, members were emailed the <u>Second</u> <u>Notice</u> for the annual meeting. This meeting will be immediately followed by an <u>organizational meeting</u> of the new Board.

The Second Notice (attached) included:

- A Meeting Agenda (for both meetings), with
- Instructions for joining the meeting by phone or via ZOOM on your smartphone, tablet, or computer,
- A Proxy, and a
- Year End Financial Statement Request Form.

Members are strongly encouraged to attend – in person at the Community Center if possible, or by ZOOM or phone. It's easy! A quorum of the Association Members must be present at the meeting – in person or by proxy – in order for business to be conducted.

Repeating: a quorum of owners is necessary for this meeting, so if you can't attend, you must return your proxy.

Orchid Cove Board Election

For the three positions on the Board of Directors, only two individuals submitted their application to be a candidate:

- Jane Schneider (current Board Vice President & Secretary)
- Cathleen Paciello (current Board Treasurer)

Therefore, no election will take place. Both candidates will be "elected by acclamation" and seated on the Board for new one-year terms beginning March 21.

Fortunately, two members on a three-member board constitute a quorum, so the expensive cost of going into receivership has been avoided. Thank you so much, Jane & Cathleen! See the upcoming April Connection for more information on these two strong women who have stepped up to continue serving our community. Bravo! Orchid Cove is very grateful.

ROOF REPLACEMENT UPDATE

Our roofing consultant, Crain Consulting, Inc., completed the Project Specifications and Request for Bids. A pre-bid meeting with four contractors was held in February; their bids were received on February 22. Rob Crain has provided six tile samples for viewing at the pool – note that our existing tile color is unavailable. Most folks like #2. The Board will make the selection, but you're invited to let a Board member know your preferences.

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Roof Financing Options

The Board must decide the method of financing for this project. Board members previously met with Bill Sutton, PCM's owner, to discuss options. Methods available include:

- Special Assessment, or
- **Loan.** If a loan is chosen, PCM can help arrange it.

Once a contract is awarded, we will have to establish a line of credit to assure the contractor of payment. The Board is considering a recommendation by our Property Manager Judie Littell to hold a "town hall meeting" to discuss the financing options. It's gonna be a big chunk o' change for everyone, no matter what the Board decides.





LANDSCAPE ISSUES

At the February Board meeting, Landscape Committee Chair **Kim Loskota** and the Board discussed and agreed upon the **importance of maintaining the landscape features** of Orchid Cove, by:

- 1) Budgeting appropriately for, and then
- **2) Scheduling** maintenance projects in a timely manner.

Landscape issues currently being dealt with include:

- The **oak trees** badly need trimming and lifting of their canopies. So far, we have two bids:
 - \$4,125 High Quality Tree Services
 - \$8,500 Monster Tree Service

Judie Littell will meet with 1-2 more contractors and then get their quotes for Board consideration.

 Monster Tree Services' bid of \$3,200 for trimming the 16 orchid trees



was accepted by the Board. Trimming will be planned for mid- to late-April (after the orchid blooming has ended).

- The Board OK'd spending up to \$1,500 for Green
 Thumb Landscape Management to:
 - Replace dead sod at the entrances to 6-7 lower units.
 - Replace the dead hibiscus in front of Unit 7554.
 - Replace an almost dead holly tree with an areca palm tree.
- An arborist with Monster Tree
 Services told us that the two
 "stressed" Queen palms cannot be
 saved. The Board approved the
 Committee's recommendation to
 replace them with new Queen or
 Foxtail palms. The Committee is
 getting bids for that work from two
 contractors.



- Bids have been requested for replacing the dead pine tree.
- The **palm trees** need to be trimmed twice a year in Jan/Feb and then again in Aug/Sept.

MAINTENANCE MATTERS

Dryer Vent Cleaning

Dryer duct & vent cleaning was completed on February 26-27 by <u>Vent Solutions</u> (**Steve Gibson**, a firefighter who has done this work for us in the past).

Pool Maintenance

On February 1, <u>Sunshine Pools of Bradenton</u> began service as our new pool maintenance contractor. They're doing a great job – and they also discovered and fixed a leak in the pump housing (inside the pumphouse).

Drywall Issues

Three Orchid Cove units have drywall issues, two of which were apparently



caused by roof damage. A fully licensed and insured Sarasota-based "handyman" contractor – OmniTask – is performing the repairs. The owner, Aaron Shaffer, will be available to the Association for future handyman work, on a bid or hourly basis.

Annual Upcoming Inspections

Bids were received and accepted from Fire Safety Systems for:

- \$1,930 for recertification of each unit's fire extinguishers, and
- \$1,075 for the annual inspection of the standpipes, alarms, and sprinkler heads.



For any necessary repairs, materials and labor will be additionally charged. The work will be scheduled for **March or April**.

The fire extinguisher recertification is an annual requirement of the <u>East Manatee Fire Rescue</u>
<u>District</u>. Our Association pays for this service to ensure that **EVERYONE** has proper equipment in their unit, since a fire in one unit could easily spread to the other three units in the building.

(Continued next page)







Notice of the date of the inspection will be emailed and posted on the community bulletin boards. On that day, please place your fire extinguisher outside your front door by 7:30am, so the contractor will have access to it. It will be fully charged, re-certified, and its tagged expiration date updated to March 2025.

If you won't be home, you must **make** arrangements to have someone else set out your fire extinguisher and then put it away at the completion of inspection.

If you do not comply and your extinguisher is not available for this inspection, <u>YOU</u> will be responsible for taking it to a fire safety company and paying for the inspection/certification on your own.

 Backflows inspection/certification will be done in April by <u>Casey's Plumbing</u> Backflow.



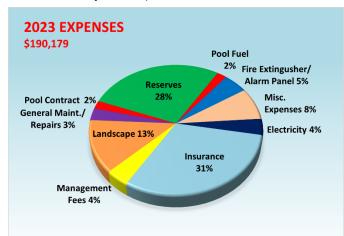
TREASURER'S REPORT

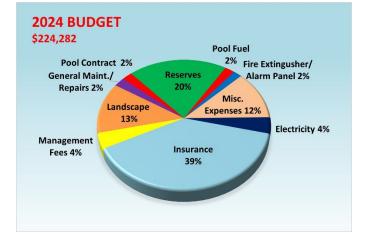
On the <u>Orchid Cove website</u>, see the complete financial statement for <u>January 2024</u> for more details.

Assets January 31, 2024	
Checking Account	\$164,690
Money Market Account	79,187
Certificates of Deposit (5)	655,424
Receivables & Other Assets	15,893
Total Assets	\$915,194
Income and Expenses	Jan 2024
Budget	Actual
Income \$14,876	\$14,878
Expenses 14,876	13,292
Jan 2024 Net Income	\$1,586

WHERE DOES OUR MONEY GO?

Here's your answer – **comparing Orchid Cove's 2023 Expenses to our 2024 Budget** (data courtesy of **President Larry Hiither**).





MAH JONGG LESSONS, ANYONE?



One of our Orchid Cove neighbors, Anne Walther, would like to offer Mah Jongg lessons at her condo (unit 7515). A two-hour session will be held once a week on

Wednesdays, 9:30-11:30am. Cost? \$20 per student. To sign up, contact Anne at 508-367-5807. How does she describe a skilled Mah Jongg player? Tile-ented!

Hand over a JOKER and nobody gets hurt!





RULES & REGULATIONS UPDATING

There have been two versions of the Rules & Regulations (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 then (latest version dated June 1, 2023).

At its February meeting, the Board approved combining the provisions of those two versions into one document. This <u>new single version</u> of our **R&R** is now posted on the Orchid Cove website.

KEYS TO UNITS



The upcoming inspection of sprinkler heads inside each unit brings up another issue: **Unit Access.** Our Property Manager maintains a collection of keys for all

units to permit access – if the owner is absent – for:

- 1) Maintenance purposes, as well as for
- 2) Emergencies.

Right now, we still need keys to six units. If you haven't already done so, please contact Judie Littell to give her a key to your unit.

TARA MASTER ASSOCIATION

Annual Membership Meeting:

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



...the one you don't want to miss.

There will be an election to

fill two vacancies on the Board. Your attendance and votes at this meeting are important. A proxy for this meeting will be mailed to TMA members at least two weeks prior to the meeting. It is essential that you sign and return the proxy to enable the quorum required:

1) for the election, and 2) to conduct TMA business.

1) for the election, and 2) to conduct TMA business.

* TMA-wide Garage Sale



The TMA's new **Garage Sale Committee** is preparing for a **TMA Community Garage Sale.** At its February 22 meeting, the TMA Board approved this event for:

Date: April 6

➤ Time: 9:00am – 3:00pm

Go to this website - <u>taragaragesale.com</u> - to:

- List what you're selling.
- Show your location on the community map.
- See items for sale by others on the map (it's updated daily).

The sale will include any residence in both the TGCC and Tara Preserve that wishes to participate. The Committee recommended not to offer pickup of leftover items by the Salvation Army or Disabled Veterans. Dealing with goods not sold will be left to the homeowners' discretion – whether they want to donate those goods and, if so, to whom.

The Committee will post 12 signs that day, up and down Tara Blvd. with a large sign posted two days in advance at the SR 70 entrance (volunteers are needed to help). TMA Condo associations are authorized to post signs of the sale at their entrances on that day.

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:

- March 19 <u>Tom Lake</u>, by Ann Patchett

 (rated 4.3 out of 5)
- April 16 Then She Was Gone, by Lisa Jewell
 ★★★★ (rated 4.5 out of 5)
- May 21 <u>The Women</u>, by Kristin Hannah
 (rated 4.8 out of 5)

For more information, contact **Barbara Pfaff** at 908-230-1159 or **babsswim@comcast.net**.





BATS!

By Greg Blanchard

Spring has arrived! (almost). And it's time to celebrate one of the most hallowed rites of Spring in Florida: Bats. No, I'm not talking about the little aerial mammals that patrol our night skies for bugs; I'm talking about (drum roll, please) Baseball Bats! Its Spring Training time for Major League Baseball's (MLB) "Grapefruit League!"



Florida has long been an attractive location for **Spring Training,** and our links to MLB go deep. I'm sure you suspect that climate is a factor – true. Another factor is that

everybody else has moved here, too – including a lot of baseball fans! Nearby spring training centers are in:

Bradenton

Sarasota

Port Charlotte

North Port

<u>INDICITE OF</u>

• <u>Clearwater</u>

• <u>Dunedin</u>

Lakeland

Tampa

Pittsburgh Pirates

Baltimore Orioles

Tampa Bay Rays

Atlanta Braves

Philadelphia Phillies

Toronto Blue Jays

Detroit Tigers

......

New York Yankees

There are a few others farther afield (ahem...).

Spring training games are popular with locals and visitors, and you don't have to be a fan to enjoy a game. Modern ball parks grace most venues, and teams provide a wide variety of special events to complement the on-field experience. These events are, of course, family friendly.

So, consult the MLB Spring Schedule [https://www.mlb.com/spring-training/grapefruit-league] and plan a day at the ballpark. Don't delay! Tickets can go quickly. Teams rotate fields, so chances are good that you'll be able to see your favorite professional team — or even the New York Yankees! (the best team that \$\$\$ can buy).

Take Me Out to the Ball Game

ORCHID COVE POOL SOCIAL

C'mon over to the pool and have a good time with your neighbors!

> Saturday, March 16 4:00pm

Please bring a snack to

share, along with your favorite beverage. And please remember – **NO glass** in the pool area.



COMMUNICATIONS COMMITTEE



This **Connection** is also posted on the <u>Newsletters</u> page of our website. Check out the <u>Announcements</u> 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
- Kim Loskota KLoskota@comcast.net

TARA CDD UPCOMING BOARD MEETINGS

Preserve Community Center – 9:30am

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



ORCHID COVE UNITS FOR SALE

7618 \$375,0007532 \$339,000

"St Patrick's Day is a holy day for Roman Catholics in Ireland to pray, and a day for drunk people to vomit with their pants down in New Jersey." -- Margot Leitman





PHOTO CORNER

Pool Party Girls! (From Jola Gates)

The February 10 pool social was attended by more than 29 neighbors, including these gals.



<u>L-R, standing</u>: Jennifer Zigre, Jane Schneider, Colleen Kleysen, Maureen DeLucia, Gayle Taylor. <u>L-R, seated</u>: Beth Strub, Janet Maguire, Susan Petras, Jola Gates, Suzanne Hiither

Here's another pic from the party.



Paint + Wine (From Jola Gates)

February 6 at the Preserve Golf Clubhouse. A great time was had by all with impressive results! (including many empty wine bottles...)



<u>L-R, back row</u>: Lorraine Slifer, Colleen Kleysen, Beth Strub, Jennifer Zigre.

<u>L-R, front row</u>: Susan Petras, Jean Cipriano (artist), Jola Gates, Gayle Taylor, Janet Maguire, Cathleen Paciello

TRASH TALK



No, it's not about the Tampa Bay Buccaneers (or the Rays, for that matter). It's actually about *Garbage*. Neighbors recently noticed an instance of tangible trash – empty bottles, snack bags – strewn in the parking area near the Mail Center. Kids were noticed playing in the parking

area the night before – any connection?

Anyway...consider this just a friendly reminder to pick up your litter. If you have guests visiting, <u>please</u> make sure they don't toss their trash anywhere outside. We're trying to **keep Orchid Cove looking gorgeous!**

"Only Irish coffee provides in a single glass all four essential food groups: alcohol, caffeine, sugar and fat."

-- Alex Levin









MAKING PUN OF THE IRISH...

- Why did the Irish chef include only 239 beans in the stew? Because one more would be too farty!
- Why don't you ever iron a four-leaf clover? You don't want to press your luck!
- Why do people wear shamrocks on St. Patrick's Day? Because real rocks are too heavy.
- What kind of potatoes aren't Irish? French fries.
- What type of sandwiches should they serve on St. Patrick's Day? Paddy melts!
- We've reached the pint of no return. Read on....
- I can't believe St. Patrick's Day only comes once a year. It's un-beer-leaveable!
- Now now, don't give in to beer pressure.
- Jameson on St. Patrick's Day? It's worth a shot.

...AND LEAP YEAR

- Did you know that Chuck Norris' calendar doesn't need a Leap Year? It's more accurate than ours.
- What's a great thing about Leap-Year jokes?
 That you only hear them repeated every 4th year.
- Where do most folks eat out on Leap Day?
 IHOP.
- What does a lawyer do on Leap Day?
 Jump to conclusions.
- Happy Leap Year...an extra day to deal with stupid people.

"Being Irish, he had an abiding sense of tragedy, which sustained him through temporary periods of joy."

-- William Butler Yeats

"I come from an Irish family. St. Patrick's Day was our big holiday. The night before, we'd hang up our stockings and, in the morning, they'd be full of beer." -- Sean Morey

Orchid Cove Board Members 2023 – 2024

President - Larry Hiither

<u>orchidcovepresident@gmail.com</u> 513-252-3892

Treasurer – Cathleen Paciello orchidcovetreasurer@gmail.com 607-765-8838

VP & Secretary – Jane Schneider orchidcovesecretary@gmail.com 717-330-4985

 $\textbf{Website:} \ \underline{\textbf{www.OrchidCoveCondos.com}}$

(Owner page password: orca)

Connection Editor – Dave Loskota <u>Dloskota@comcast.net</u> 612-327-9743

Progressive Community Management

3701 South Osprey Ave Sarasota FL 34239-6848

Website: www.PCMFLA.com

Judie Littell, Orchid Cove Property Manager

JLittell@PCMFLA.com

941-921-5393 Ext. 1135 Fax: 941-923-7000

Calling All Readers

Tara Preserve Book Club
Tara Preserve Community Center, Tara Preserve Lane
We are reading
For March 19, 2024, 4:30 PM

Tom Lake, by Ann Patchett All invited! Hope to see you!

Coming up April 16,

Then She Was Gone, by Lisa Jewell
May 21, The Women, by Kristin Hannah
June 18, A Place for Us, by Fatima Farheen Mirza
For more information call Barbara Pfaff
908-230-1159 or email: babsswim@comcast.net



February 20, 2024

Members of Orchid Cove Condominium Association, Inc.:

The Annual Members' Meeting will be held on March 21, 2024, at 5:00 PM at the Tara Preserve Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34203. The meeting will also be offered via Zoom Conference Platform.

Website URL: https://www.zoom.us/join

Meeting ID: 837 1193 4955 Passcode: 752670 Dial-In (Telephone) Information: (312) 626-6799

There are three (3) current positions on the Board of Directors. Two (2) individuals submitted an intent to be a candidate for the Board of Directors and gave written notice to the Association not less than forty (40) days before the Election. The following individuals, Cathleen Paciello and Jane Schneider, will serve on the Board of Directors for a one (1) year term. There will not be an election. One more director needs to be appointed to serve on the Board.

Enclosed are a Meeting Notice, Agenda, Proxy, and a Year End Financial Statement Request Form. Also enclosed are the Zoom instructions for the meeting.

A quorum of the Association Members must be present in person or by proxy, at the meeting, in order for the business to be conducted. It is therefore VERY IMPORTANT that you either attend, or return a proxy via email to ilittell@pcmfla.com, or mail it to PCM at the address on the bottom of this letter.

It is extremely important that a third director be appointed to the Board. Otherwise, the association might be put into a receivership by the Court. They determine how the association will be managed, and what your maintenance fee will be without any input from members. They appoint a management firm to run the association and the monthly expense could be around \$2,500 per month. Please think about serving on the Board and send an email to me at ilittell@pcmfla.com.

Sincerely,

Judith R. Littell, LCAM
Progressive Community Management, Inc.
Managing Agent for Orchid Cove Condominium Association, Inc.
Email: jlittell@pcmfla.com

JRL:kr Enclosures

SECOND NOTICE

ANNUAL MEETING of Orchid Cove Condominium Association, Inc.

MARCH 21, 2024 at 5:00 PM

Tara Preserve Community Center 7340 Tara Preserve Lane Bradenton, Florida 34203

Website URL: https://www.zoom.us/join

Meeting ID: 837 1193 4955 Passcode: 752670 Dial-In (Telephone) Information: (312) 626-6799

AGENDA

ANNUAL MEETING OF OWNERS

- A. Call meeting to order
- B. Determination of a quorum
 - Report those present in person and those by proxy
- C. Proof of mailing of notice of Annual Meeting
- D. Approval of Minutes
- E. Reports
- F. New Business
- G. Announce Board Members
- H. Adjournment

ORGANIZATIONAL MEETING OF THE BOARD

- A. Call Meeting to Order
- B. Determination of a Quorum
- C. Proper Meeting Notice
- D. Approval of Minutes from Last Board Meeting
- E. Appointment of Directors
- F. Election of Officers
- G. Adjournment

ADDITIONAL AGENDA ITEMS TO THE BOARD OF DIRECTORS MEETING MAY BE POSTED AT LEAST 48 HOURS PRIOR TO THE MEETING AS REQUIRED BY FLORIDA LAW



"A Leader in Association Management"

Members of

Orchid Cove Condominium Association, Inc.:

The 2023 Year End Financial Statement will be available at no charge to any owner who requests one. Once available, this will be located on the owner's page of the Orchid Cove Website.

If you would like for PCM to send you a copy when it becomes available, please fill out the form at the bottom of the page and return this request to Progressive Community Management, Inc. Return Completed request form to PCM by Mail or Fax.

Fax #941-923-7000 or Mail to: 3701 South Osprey Avenue, Sarasota, FL 34239.

REQUEST FOR THE FINANCIAL STATEMENT OF Orchid Cove Condominium Association, Inc.
AS OF DECEMBER 31, 2023

IF YOU WOULD LIKE THE FINANCIAL STATEMENT SENT TO YOU BY EMAIL, PLEASE PROVIDE YOUR EMAIL ADDRESS IN THE SPACE BELOW:

OWNER'S NAME:	
OWNER'S EMAIL ADDRESS:	

OR

IF YOU WOULD LIKE THE FINANCIAL STATEMENT MAILED TO YOU,		
PLEASE PROVIDE YOUR MAILING ADDRESS IN THE SPACE BELOW:		

Please PRINT NAME and MAILING ADDRESS

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.

A Corporation Not for Profit

GENERAL PROXY

2024 ANNUAL MEMBERSHIP MEETING

KNOW ALL PERSONS BY THESE PRESENTS, that the undereby appoint (o.	
absence of the President, the Secretary of the Association) as my Promatters to come before the Annual Meeting of Members of the <i>Orchi</i> 21, 2024 at 5:00 P.M. at Tara Preserve Community Center, Taradjournment or adjournments thereof.	oxy Holder, with full powers of substitution, for all id Cove Condominium Association, Inc. on March
Website URL: https://www.zo	oom.us/join
Meeting ID: 837 1193 4955 Pa	isscode: 752670
Dial-In (Telephone) Information	: (312) 626-6799
The proxy holder named above has the authority to vote and act for me with power of substitution, except that my proxy holder's authority is leading to the control of the	
GENERAL POWERS (You may choose to grant general powers, limit below if you want your proxy holder to vote on other issues which mig proxy is not required).	
I authorize and instruct my proxy holder to use his or her come before the meeting and for which general powers may be u	
Dated this day of, 2024 Unit Number	r
SIGNATURE OF THE OWNER OF THE UNIT	PRINTED NAME
SIGNATURE OF THE OWNER OF THE UNIT	PRINTED NAME

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT TS THE PROXY VALTD FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

PLEASE RETURN THIS PROXY

Zoom Video Conference and Telephone Conference Instructions

March 21, 2024 at 5:00 P.M.

Website URL: https://www.zoom.us/join

Meeting ID: 837 1193 4955 Passcode: 752670

Dial-In (Telephone) Information: (312) 626-6799

To Join Zoom Meeting:

https://us02web.zoom.us/j/83711934955?pwd=SmoyZjNJbmtvYmh0QUklUWlqcWx1Zz09

Input the Meeting ID and Password

Find your local number: https://us02web.zoom.us/u/kdDGsT1CXP