

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
TOWN HALL MEETING MINUTES
MONDAY, APRIL 8, 2024 – 5:00 PM
THE TARA PRESERVE SCREENED PORCH
(in back of the Community Center Meeting Room)
7430 TARA PRESERVE LANE, BRADENTON, FL 34203, AND
VIA ZOOM HOSTED BY PCM
3701 SOUTH OSPREY AVENUE, SARASOTA, FL 34239
MEETING ID: 895 6828 9949 PASSCODE: 767036
CALL-IN NUMBER: 1-305-224-1968 US

CALL MEETING TO ORDER / ESTABLISH QUORUM – The meeting was called to order at 5:00 PM by President, Jane Schneider. Other Board members attending were Robert Maguire and Eric Schneider. A quorum was established. Judie Littell, LCAM representing Progressive Community Management, Inc. (PCM) also attended.

PROOF OF NOTICE – Notice was posted in accordance with the Bylaws of the Association and requirements of the Florida Statute.

PURPOSE OF MEETING

1. **ROOF UPDATE** – Jane reviewed the roof replacement document sent to all the members prior to the meeting. She went over the history of Orchid Cove roofs going back 20 years when the buildings were built, and the roofs installed. She described why the damages caused by two hurricanes resulted in a claim with the association's insurance carrier. Jane explained why the insurance premiums increased across the state of Florida and why the cost of our insurance premiums has increased exponentially over the past few years and the fact that Orchid Cove could be uninsurable unless they put on new roofs.

Jane reiterated why the Board hired Rob Crain, project manager who specializes in reroof projects. She gave details about what he has done for the association thus far. It led to the Board reviewing bids from 5 roofing vendors and then selecting 2: Colonial Roofing and Florida Southern Roofing. Larry Hiither, then president and Jane Schneider met individually with the 2 roofing companies and after consulting with Mr. Crain, decided to go with Florida Southern Roofing who had the lower bid.

2. **MEET PROJECT MANAGER – ROB CRAIN** – Unfortunately, Mr. Crain was ill and could not attend the meeting.
3. **MEET FLORIDA SOUTHERN ROOFING – CONTRACTOR** – Cindi Bass, Director of Marketing for FSR, and Michael Clark, Project Manager (and very well-known in the state of Florida, with the highest rankings for project managers) were introduced. Mike answered questions from the audience and would like to schedule the roof replacement to start on July 22, 2024. It takes 4 months to get the tiles and about 10 weeks duration. Cindi spoke about using Citricide on the roofs against the algae growth and is warrantied for 2 years.
4. **SPECIAL ASSESSMENT – 14 DAY NOTICE TO MEMBERS** – Rob Maguire, treasurer, spoke about the financing for the roof replacement. He thanked Larry Hiither for his

knowledge and tutoring. Rob gave details about the money in the roof reserve and the cost of the project, including a 7% override, with the total leaving a deficit of \$185,197, which is \$3,900 per unit. This can be paid in a lump sum or in 4 consecutive payments of \$975 each. The first payment is due on May 15, 2024, and then June 15, July 15, and August 15th.

Motion – Jane Schneider **motioned**, seconded by Eric Schneider, to approve the Special Assessment of \$3,900 per unit and to authorize PCM to send out the 14-day notice to the members that this Special Assessment will be adopted by the Board at the April 23, 2024 Board meeting. **The motion passed unanimously.** Rob Maguire said we are all in this together and that we are doing our due diligence for this project and the Association.

OWNERS PARTICIPATION – Many questions were asked of Cindi Bass regarding the Citricide process, and Mike Clarke about the process for the roof replacement and all were answered.

SCHEDULE NEXT MEETING – May 16, 2024 at 5:00 PM at the Tara Preserve Community Center and via Zoom.

ADJOURNMENT – There being no further business to discuss, Jane Schneider **motioned**, seconded by Eric Schneider, to adjourn the meeting which was passed unanimously, and the meeting was closed at 6:04 PM by President, Janae Schneider.

Respectfully submitted,

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