

ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING MINUTES
September 18, 2024 – 6:30 PM
Via ZOOM Hosted by PCM
3701 South Osprey Avenue
Meeting ID: 826 1144 0029 Passcode: 755553
Call-in Number: 1-305-224-1968 US

CALL MEETING TO ORDER / ESTABLISH QUORUM – The meeting was called to order at 6:30 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.

DISPOSITION OF MINUTES – Jane Schneider **motioned**, seconded by Rob Maguire, to approve the minutes from the August 1, 2024 Board meeting as written. **The motion passed unanimously.**

TREASURER’S REPORT – Deferred to next Board meeting.

UNFINISHED BUSINESS- None

NEW BUSINESS

- a. Rules & Regulations – Rob Maguire explained the revised rules, including the Table of Contents, Hurricane Preparation, Unit Leases, Occupancy Numbers, and the Pool Area Rules. Jane Schneider **motioned**, seconded by Rob Maguire, to approve the revised Rules & Regulations as presented. **The motion passed unanimously.**

We need to encourage each owner to fill out and sign their acknowledgement and return to Judie, preferably via email.

OWNER COMMENTS – It was suggested that Judie contact Manatee County about the rules for speed limit signs.

SCHEDULE NEXT MEETING – Thursday, October 17, 2024 to discuss the preliminary 2025 budget. This will be a zoom meeting. at 6:00 PM.

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 6:57 PM by President, Janae Schneider.

Respectfully submitted,

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