



The Orchid Cove Connection



ORCHID COVE BOARD MEETINGS

❖ April 8 Town Hall Meeting



This meeting – **open to all members** – was held to explain a proposed **Special Assessment and Payment Plan** for roof replacement financing. From **Florida Southern Roofing (FSL)**, **Mike Clark** (Project Manager) and

Cindi Bass (Marketing Manager) were present to answer member questions.

President Jane Schneider began the meeting by presenting a thorough overview of the project and why it's being undertaken now.

Project Manager Mike Clark has worked with our design consultant, **Rob Crain**, on replacing the roofs for **Palm Aire** as well as on other condo roofing projects. He's planning on a start date of July 22. Each building will take 2 -2½ weeks to complete. At any one time, there will likely be three roofs being worked on, but each in a different stage of construction. Mike estimates a 10-week project duration.

Removing the existing roofing tile and underlayment – the first stage – will enable the contractor to actually see if there's any rotting plywood or fascia underneath and replace it as necessary. That will likely be the main cause of potential cost overruns, which have been **estimated as Extra Work** for budgeting purposes.

Nine months after construction completion, Mike also recommended an **optional service**: the application of a product called **Roof-a-Cide**. If applied every two years, **FSL** guarantees protecting the roof surfaces against recurring algae, mold, mildew, and fungus. **Pressure-washing (which actually degrades roof tiles) would no longer be needed.**



❖ April 23 Regular Board Meeting

At this meeting, the Board voted to adopt a finalized special assessment/payment plan. The contract with **FSL** was signed April 16 and the tile ordered April 17.



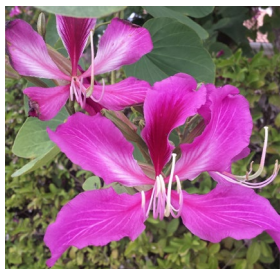
Roofing Costs & Financing Summary			
Contractor Bid Price	\$745,790		
Allowance for Extra Work	52,205		
Total Estimated Construction Cost		\$797,995	
Funds Available February 29		612,798	
Deficit: financing required			\$185,197
\$3,900/unit Special Assessment Financing			187,200
Rob Crain's Estimated Fees	\$15,960		
Financing: 8 months of budgeted roof reserve assessments	17,200		

Bottom Line: the Board approved a **Special Assessment of \$3,900 per unit**. This can be either a one-time payment of \$3,900 per unit, or the assessment can be paid in four separate payments of \$975 each. The first payment will be due by May 15, 2024, with the remaining payments of \$975 each due on June 15, July 15, and August 15.

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A coupon book will be mailed to you. Make checks payable to **Orchid Cove Condominium Association Special Assessment** and **include your unit number on your check**. Please mail your coupon and check to the address on the coupon.

TREASURER'S REPORT

On the [Orchid Cove website](#), see the complete financial statement for [March 2024](#) for more details.

Assets		March 31, 2024	
Checking Account		\$118,914	
Money Market Account		86,901	
Certificates of Deposit (5)		655,424	
Receivables & Other Assets		32,736	
Total Assets		\$893,975	
Income and Expenses		Jan - Mar 2024	
		Budget	Actual
Income	\$44,628	\$44,596	
Expenses	44,628	46,894	
Jan – Mar 2024 Net Loss		(\$2,298)	

MAINTENANCE MATTERS

- **Condo Interior Sprinkler Heads and the Exterior Standpipes**
Inspections were performed by [Fire Safety](#) on **April 9** (sprinkler heads) and on **April 10** (standpipes).



Fire Safety was unable to access only **one** unit for sprinkler head inspection. **It is now that owner's responsibility to schedule their sprinkler inspection for completion within 30 days, at that owner's expense.** Proof of completion of sprinkler inspection must be sent to Judie Littell at PCM within 30 days.

"If at first you don't succeed, try doing it the way your mom told you to do it from the start." -- Anonymous

Inspection of the alarm panels and sprinkler valves, gauges, and piping on the sides of each building was included.

- **Backflow Preventers Recertification**



Annual testing of backflow assemblies to ensure they are functioning properly was done in **April** by [Casey's Plumbing Backflow](#).

- **Oak Tree Trimming**

At its April meeting, the Board accepted a bid from [Arbor Tree Rescue](#) for **\$4,175 to trim 31 Oak trees in October**. The three bids received ranged from \$4,175 to \$8,500.

- **Other Landscape Projects**

After discussion, the Board decided to hold off on select-area sod replacement and Hong Kong orchid replacement until after the roof construction.

The Board did approve **Greenthumb Landscape Management's** bid of **\$3,197.50** for:

- Removal of two diseased Queen Palm trees and their root balls, to be replaced with Foxtail Palms, and
- Replacing the Hibiscus at unit 7554, and replacing the Holly tree at unit 7552 with an Areca Palm.

ORCHID COVE POOL SOCIAL

The pool social organizers – **Larry and Suzanne Hiithier**, and **Colleen Kleysen** – will resume scheduling these get-togethers in November or December. Until then, anyone else can feel free to put together summer/fall events.



H A P P Y
Mother's Day
♥



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HURRICANE PREPAREDNESS

All the ingredients are coming together for a **BIG hurricane season in 2024**. This year, the [Climate Adaptation Center](#) in Sarasota is forecasting **24** named storms – **12** to reach hurricane status with **SIX** to become Major Hurricanes. Hurricane season runs from June through November annually.

2024 Atlantic Hurricane Season Forecast			
	Named Storms	Hurricanes	Major Hurricanes
2024 Hurricane Season	24	12	6
Last Year	21	7	3
Average Hurricane Season	14	7	3

- **First-floor Owners:** Make arrangements **NOW** to have help, if necessary, in erecting and removing **your** hurricane shutters in case of a hurricane.
- **All Residents:** be sure to **remove everything from your lanai** if your unit is vacant at any time during hurricane season.

If you're thinking of either:

- 1) Changing to the **AstroGuard** or **AstroFlex** [fabric hurricane shutters](#) (see the [April 2018 Connection](#)), or
- 2) Replacing your first-floor windows with hurricane-rated aluminum windows, which don't need hurricane shutters (see the [February 2020 Connection](#)), then...

- Take special note to first submit an [ARC form](#) for Board approval.

What can you do right now?

- Check your insurance coverage.
- Be sure you have all your important papers readily at hand, so you can take them with you in case of evacuations.
- Where will you go? **Plan for that now.**

- Plan to leave low-lying areas if a storm is coming. Even minor storms are creating much greater flood impact now because of sea level rise.
- Know your evacuation routes. What is their elevation? Will they be drivable if a big storm develops and approaches without much warning?
- Where will you park your car to ensure it doesn't get damaged in flooding?
- Sign up for the [Alert Manatee](#) notifications to receive emergency updates from government and public safety officials.
- Download the Red Cross [Hurricane Preparedness Checklist](#).



By the way... A lot of us have heard the popular concept that the Indians of long ago determined that the Sarasota area is hurricane resistant.

WRONG. We are actually in the worst area of the state for storm surges. Read the 2017 book, [The Ultimate Hurricane Survival Guide](#), by Donald Caillouette. Don spoke to our Association in [January 2018](#).

The Board would really like to form a **Hurricane Preparedness Committee** and is looking for volunteers. If you're interested, please contact a Board member. If you have any questions, contact our PCM Property Manager, **Judie Littell**.

DID YOU KNOW?

❖ Memorial Day Week Garbage/Recycling

Collections will be delayed a day:

- **Tuesday's garbage & recyclables** will be picked up on [Wednesday](#), May 29
- **Friday's garbage** will be collected [Saturday](#), June 1



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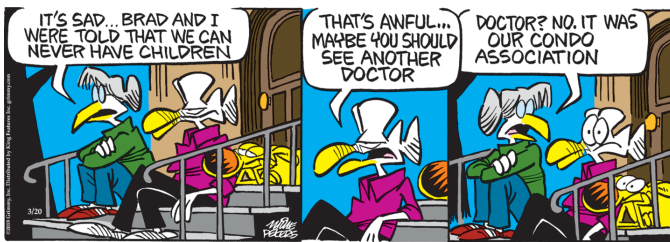
❖ Seasonal Leave Checklist



For unit owners who are leaving for the season, Orchid Cove has a [Seasonal Leave Checklist](#) on our website. A copy is also attached. Please feel welcome to use this checklist as a tool to help protect your Orchid Cove home while you're away.

RULES AND REGULATIONS

Individual sections of the [Rules and Regulations \(R&R\)](#) are regularly reviewed in the **Connection**. Although our rules aren't as tough as the one below...



...they must still be known and followed. This month, the subject concerns **Hurricane Protection**. Here's what the R&R say:

"Hurricane Protection

Hurricane protection on the first-floor units may be installed seven (7) days in advance of a warned hurricane and must be removed no later than seven (7) days after the "all clear" notification.



The approved coverings are as follows:

1. Aluminum panels/shutters
2. Astro Guard Hurricane fabric panels, or similar brand hurricane fabric panels.

Unit owners are responsible for:

1. The maintenance of the hurricane coverings
2. The installation and removal of the hurricane coverings, regardless of whether they are on site or not."

If you have any questions, contact our PCM Property Manager, **Judie Littell**.

TARA MASTER ASSOCIATION



The TMA Board last met on **April 25** at the Preserve Community Center. A number of topics were discussed.

❖ TMA Garage Sale

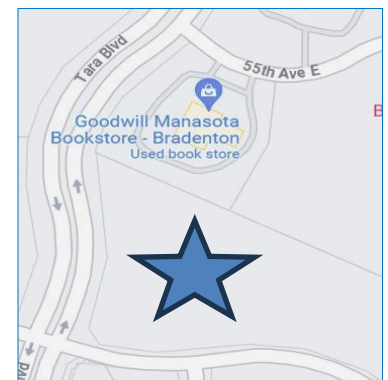
This event was organized by the **TMA's Garage Sale Committee** and held on **April 6, 9:00am – 3:00pm**. Members at 114 homes listed goods for sale on the Committee's Garage Sale website. A majority of those responding to a post-sale survey judged it a success (with good feedback).



As it happened, 22 others garage sales were also being held in the area (mostly single-family homes), but there were two other large ones that may have impacted traffic, perhaps causing buyers to feel "stretched thin." Overall feedback indicated this should be done yearly, but earlier in the winter to ensure increased snowbird attendance before they head north. As a result of this input, the Committee set next year's garage sale date for **March 1, 2025**.

❖ Apartment Project Update

The developer – **Zilber Ltd.** – of the proposed apartment project on the vacant lots at Tara Blvd and Stone River Rd has proposed a **revised project**: three, 3-story rental apartment buildings for 72 units total, with parking for 160 autos.



The CAC met with Zilber's construction manager on April 19 to better understand their revised plan. Their proposal will come before the **Manatee County Planning Commission on May 9**.

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The CAC will continue to monitor the situation. Please note that the apartment proposal will also be on the agenda for the **May 23 Manatee County land use meeting**. Please mark your calendar and **plan to attend** to help encourage a veto of the proposal.

-- The TMA CAC Team

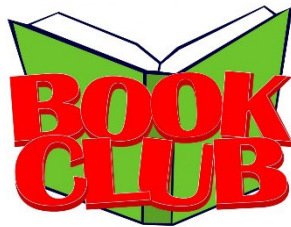
[Editor's notes: Led by its **Community Affairs Committee (CAC)**, the TMA is **leading the fight** against this project, as it would:

- **Be incompatible** with any density or residential use within Tara,
- **Dangerously increase traffic** at the SR 70/Tara Blvd. and Tara Blvd./Stone River Rd. intersections, and
- **Overwhelm our stormwater system**, which is already outdated/undersized.

If you have not already done so, please add your signature by clicking [Petition Tara Community Opposition of New Apartment Buildings](#)].

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:

- **May 21 – [The Women](#)**, by Kristin Hannah
★★★★★ (rated 4.8 out of 5)
- **June 18 – [A Place for Us](#)**, by Fatima Farheen Mirza
★★★★☆ (rated 4.3 out of 5)
- **July 16 – [The Frozen River](#)**, by Ariel Lawhon
★★★★☆ (rated 4.6 out of 5)

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

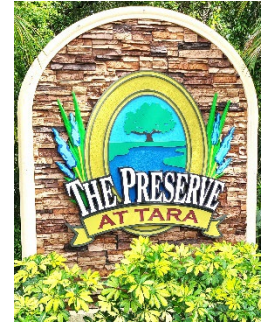
"The legacy of brave men and women who have fought and died for their country is the freedom we enjoy as Americans."
-- Lucian Adams

"God could not be everywhere and therefore, he made mothers." -- Rudyard Kipling

TARA CDD UPCOMING BOARD MEETINGS

Preserve Community Center – 9:30am

- May 28
- June 25
- July 23
- August 27
- September 24



COMMUNICATIONS COMMITTEE



CONNECT
SHARE
COLLABORATE

This will be the last edition of the **Connection** until August or November (taking the summer

off!). But in the meantime, check the **Orchid Cove website's [Announcements page](#)** for any news that may pop up.

If you come across any news in which the community might be interested, let a Board member know, or forward the info to one of us on the **Communications Committee** – we'll get it posted on our website's **Announcement page**. Check out the **TMA website's [News & Events page](#)**, too. Thanks, and have a great summer!

- Dave Loskota, Chair DLoskota@comcast.net
- Kim Loskota KLoskota@comcast.net

CRYPTOCURRENCY:

❖ What Could Possibly Go Wrong?

By Greg Blanchard

One of the most fascinating chapters in the history of the information age has to be the rise and fall (or "crash," "plunge," etc.) in **cryptocurrency** – "**crypto**" for **short**. The odd thing about crypto was that unlike other cultural phenomenon that also experienced a parabolic destiny, like the 8-track tapes, 3-D TV or the video game crash of 1983, **crypto was based upon a fundamentally sound idea**.

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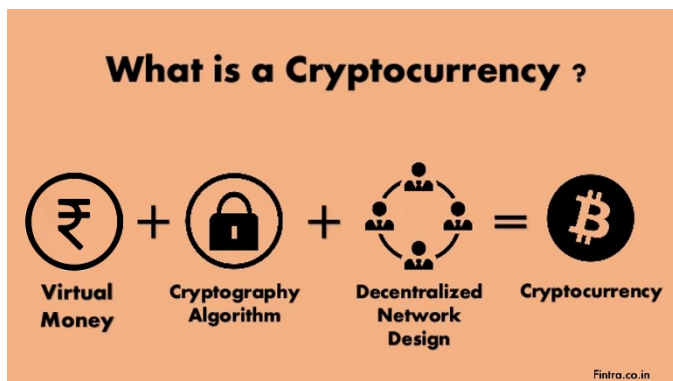


The basic motivation behind crypto was to fill a perceived need for a “digital analog” of cash for use in electronic payment

systems. By “digital analog,” I mean a **medium of exchange that is:**

- 1) Basically anonymous, like a greenback,
- 2) Could be verified genuine by inspection, again, like a \$5 dollar bill, and
- 3) Is transferable from one person to another with the same ease as buying a \$5 coffee at Starbucks.

Crypto is called crypto because in the digital world, all of these features have to be secured by various **cryptographically based technologies**. It’s not a bad idea. I’ve always been impressed by one of these technologies: the **digital ledger system** that holds and documents crypto exchanges (*aka “blockchain”*) which, if it was ever efficiently implemented, could change the world.



Instead, what we ended up with was a hype-machine which convinced people that a digital currency was an investment vehicle! **Think for a moment:** If you found a \$20 bill in the pocket of that jacket you owned way back when you last wore it for “work” (*right now, I feel I have to remind about ¾ of my readers this was something you used to do to make \$\$\$*), how much would that \$20 bill be worth today? But the crypto fanboys and the hype-machine said that this didn’t apply to crypto! Yeah, right. The only thing that didn’t apply was security and exchange regulations.

So, what happened? Several fanboys who didn’t rapidly immigrate to countries like **El Salvador** (*where Bitcoin was adopted as the national currency*), or who went into hiding (*the smarter ones*), are now facing long stays in the grey bar hotel. Between you and me, I can’t think of a personality type more incompatible with the modern prison experience (*my advice: Don’t drop the soap!*). Equally socially responsible countries like the **People’s Republic of China outlawed crypto** and crypto exchanges to prevent crypto travails from aggregating their problems in the property market.

Hindsight is 20/20. But really, couldn’t you see this coming? I mean, China was acting more decisively than our own Security and Exchange Commission.

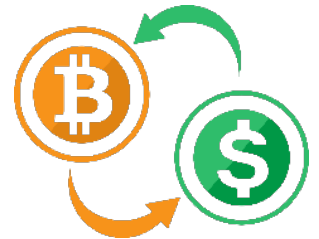


PHOTO CORNER

❖ Tax Day Pool Social, April 15





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Life doesn't come with a manual. It comes with a mother.



"True heroism is remarkably sober, very undramatic. It is not the urge to surpass all others at whatever cost, but the urge to serve others at whatever cost." -- Arthur Ashe

A GENTLE REMINDER FROM THE BOARD

Recently, neighbors have observed a few units keeping their garage doors and inside garage doors open for extended periods of time. Hey, the weather's been so nice lately, right?



There needs to be concern, however, and not just for possible **human intrusion**. Geckos, vermin or worse (*alligator or coyote? ...yes, really*) could access the residence.

So...just a friendly, gentle reminder to keep your various doors closed. For your own safety. And for peace-of-mind for your caring neighbors!

LAST-MINUTE XFINITY UPDATE

After the TMA Board meeting on **April 25**, two Xfinity reps – **Carlos & Shelby** – presented updates on our services. **Carlos**, the TMA's official service agent, said to call **Xfinity's Bulk Center of Excellence at 855-510-1609** with any service problems. He recommends updating your "Gateway" (modem/router) to the latest model: the "**XB7**" (a white column with a gray base). Bring your current model to the Xfinity store to exchange it for the new model and [instructions](#) on how to install it. Or for \$100, a tech will come out and replace it for you. **Shelby** is the Xfinity rep for its store on University Parkway and talked quite a bit about Xfinity's mobile phone service. See her for updates on pricing and service.

Orchid Cove Board Members 2024 – 2025

President – Jane Schneider

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VP & Treasurer – Rob Maguire

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Orchid Cove Condominium Association, Inc.

Seasonal Leave Checklist

Several unit owners use Orchid Cove as a second home, leaving their condominiums vacant for extended periods of time. Below are some preventative measures that owners can choose to take prior to leaving for the season. Please feel welcome to use this checklist as a tool to help protect your Orchid Cove home while you're away.

- | | |
|---|--|
| <input type="checkbox"/> Shut off main water valve to unit and/or:
shut off valves to: <input type="checkbox"/> <i>toilets</i> <input type="checkbox"/> <i>sinks</i>
<input type="checkbox"/> <i>water heater</i> <input type="checkbox"/> <i>washing machine</i> | <input type="checkbox"/> Check windows and doors to be sure that all
are secure |
| <input type="checkbox"/> Close sink drains | <input type="checkbox"/> Place toilet seats down and seal or place
heavy object on the toilet seats |
| <input type="checkbox"/> Turn off water heater | <input type="checkbox"/> Turn off refrigerator ice maker and empty
ice bin |
| <input type="checkbox"/> Verify that a neighbor or nearby relative has
a key to your unit, in case of emergency | <input type="checkbox"/> Unplug lamps, toaster, coffee maker |
| <input type="checkbox"/> Turn on and leave A/C on; set your
thermostat per Florida Power & Light (FPL)
recommendations | <input type="checkbox"/> Turn off circuit breakers to washer, dryer,
water heater |
| <input type="checkbox"/> Replace A/C filter and check overflow | <input type="checkbox"/> Bring in everything from your lanai (in case
of a hurricane) |

It's always a great idea to have a neighbor, relative, friend or the like periodically check your unit. **If you have someone checking your unit, it's good to have them review the items below.** Additionally, you may want to check with your private insurance carrier to see if there are any conditions on having a unit inspected when vacant for a period of time. Some individual policies have exclusions if the unit is not checked every couple of weeks. Your insurance agent will be able to review your policy and provide you with any details needed for your protection.

- ☐ Check pipes for water above and below cabinets and/or any other water intrusion in unit.
- ☐ Verify that A/C is working, and filter is clean.
- ☐ Check dishwasher for any leaks or standing water.
- ☐ To help avoid any odor from the pipes, run water through the pipes including sinks and toilets.
- ☐ If above is completed, be sure to shut off valve(s) again.
- ☐ Check refrigerator for operation.
- ☐ Check water heater for leaks and verify that it is turned off.

If you are leaving for the season, have a great trip and we will see you upon your return. We appreciate your help in protecting your home at Orchid Cove in the best manner possible.

Progressive Community Management
Property Manager for Orchid Cove