



# Welcome to Orchid Cove

INFORMATION FOR NEW OWNERS AND RESIDENTS

COMMUNICATIONS COMMITTEE

December 2024

# Welcome to Orchid Cove!

## Information for New Owners and Residents

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# Orchid Cove Condominium Association

## **Greetings from Your Board of Directors!**

We the Board, along with the rest of Orchid Cove's residents and our Property Manager, welcome you to our community. We hope you find our neighborhood to be engaging, warm, and hospitable – in short, just like home.

We are here to help you get adjusted to your new surroundings and to answer any questions you may have as new residents. Hence, this packet of information addressing the essentials of life in Orchid Cove, Manatee County, Florida. This packet will also be posted on Orchid Cove's website for easy availability. There, you can click on its links (in blue, underlined) for quick and easy referencing.

The Board and our Property Manager conduct the Association's business – ranging from budget-setting to lawn mowing to pool maintenance and much more – in a very open and considerate manner. We strive to preserve the beauty and longevity of our neighborhood, as well as its safety and value, while keeping assessments at a reasonable level. In your time here as a resident and neighbor, we hope you will embrace these goals shared by all of us.

Thanks for choosing to live in Orchid Cove. Welcome!

## **ORCHID COVE BOARD OF DIRECTORS, 2024-25**

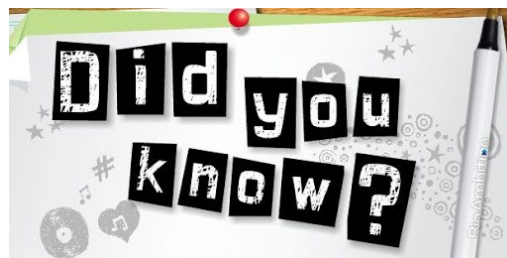
Jane Schneider, President

Robert Maguire, Treasurer

Eric Schneider, Secretary

# Quick Access to Helpful Information

- **Board Members & Property Manager – 2024-2025**
  - **President – Jane Schneider**  
717-330-4985 [orchidcovepresident@gmail.com](mailto:orchidcovepresident@gmail.com)
  - **Secretary – Eric Schneider**  
717-330-8985 [orchidcoversecretary@gmail.com](mailto:orchidcoversecretary@gmail.com)
  - **VP & Treasurer – Robert Maguire**  
603-759-2931 [orchidcovetreasurer@gmail.com](mailto:orchidcovetreasurer@gmail.com)
  - **Property Manager – Judie Littell, Progressive Community Management**  
941-921-5393 Ext. 1135 [JLittell@PCMFLA.com](mailto:JLittell@PCMFLA.com)
- **Cable TV and Internet bulk service contract** – Comcast. Call 855-510-1609
- **Cable TV channel** for the Preserve – 196
- **Cable TV signal refresh** – Comcast. Call 800-934-6489
- **Community Center activities** – Channel 196 on your cable TV, or call Paul Kelley at 941-756-2416
- **Community notices for Orchid Cove** – posted on our pool and mail center bulletin boards
- **Community social** – at the Orchid Cove pool late afternoon, usually once-monthly, December – April
- **Fire – [East Manatee Fire Rescue District](#)**
  - **Emergency: call 911.** Non-emergency: 941-751-5611
  - Fire Station 6 – 8800 SR 70 East, Bradenton, FL 34202
- **Fire extinguisher in your unit** – New in 2016. Checked community-wide annually by the Association.
- **Garbage pickup days** – Tuesday and Friday. Set out for pickup by 6:00 am. Avoid overnight set-out.
- **Recycling pickup day** – Tuesday. Set out blue recycling cart only (no bags) for pickup by 6:00 am.
- **Homeowner assessments**
  - Orchid Cove Association Assessment      \$1,375.00 quarterly for 2025
  - Tara Master Association Assessment      \$1,052.76 annually for 2025
  - Tara CDD1 Assessment      \$434.33 annually for 2024 (part of your property taxes)
- **Landscaping questions** – call **Kim Loskota**, Landscape Committee Chair: 612-327-1120
- **Light outage on building exterior** – call a Board member
- **Light outage, street lights** – contact FPL (Florida Power & Light): [FPL.com/contact](https://www.fpl.com/contact)
- **Mailbox key** – obtain it from the previous owner; or contact the Post Office, which will drill out the old lock and install a new one
- **Newspapers**
  - Sarasota Herald Tribune      [heraldtribune.com](https://www.heraldtribune.com) (866-284-7102 to subscribe)
  - The Bradenton Times      [thebradentontimes.com](https://www.thebradentontimes.com) free online news service
  - Your Observer      [yourobserver.com](https://www.yourobserver.com) free online news service
- **Newsletter** – The **Connection**. Dave Loskota, Editor – [DLoskota@comcast.net](mailto:DLoskota@comcast.net) or 612-327-9743
- **Pest control** (e.g. wasps, fire ants) – call Property Manager **Judie Littell**
- **Police** – Bradenton
  - **Emergency: call 911.** Non-emergency: 941-932-9300
  - 100 10th Street West, Bradenton, FL
- **Pool & pool restroom access keys for Orchid Cove** – call Property Manager **Judie Littell**



- **Pool access and courts access at the Preserve Community Center** – get key fobs (cost \$5 each, payable by check only) from Field Manager **Paul Kelley** (941-756-2416) at his Community Center office
- **Post Office**  
4112 53rd Ave E, Bradenton, FL 34203. Phone: 941-727-4817
- **Property Manager – Judie Littell**, Progressive Community Management (941-921-5393, Ext. 1135)
- **Recycling pickup day** – Tuesday. Set out blue recycling cart (no bags) for pickup by 6:00 am.
- **Sheriff – Manatee County**
  - **Emergency: call 911.** Non-emergency: 941-747-3011
  - Operations Center, 600 Highway 301 Boulevard West, Bradenton, FL 34205
- **Sprinkler heads inside condo – DO NOT PAINT! An East Manatee Fire Rescue District regulation.**
- **Street light outage** – contact FPL (Florida Power & Light): [FPL.com/contact](http://FPL.com/contact)
- **[Tara Community Development District 1](#) (aka [The Preserve at Tara](#))**
  - **Paul Kelley, Field Manager:** 941-756-2416 or [taracdd@comcast.net](mailto:taracdd@comcast.net)
  - **Kristee Cole, District Manager:** 813-382-7355 or [Kristee.Cole@inframark.com](mailto:Kristee.Cole@inframark.com)
- **[Tara Master Association](#)**
  - **Sherrie Schwarz, Property Manager:** 941-236-7701 or [SSchwarz@condominiumassociates.com](mailto:SSchwarz@condominiumassociates.com)
  - Board members are listed on the two TMA websites:
    - 1) [taramasterassociation.com/about/](http://taramasterassociation.com/about/)
    - 2) <https://condo.cincwebaxis.com/> (for TMA members only – includes Orchid Cove)
- **Trees/shrubs trimming/mulching/planting** – done by our landscape contractor, **not you!**
- **Utilities (water/sewer/garbage/recycling)** – Manatee County Utilities Dept. Phone: 941-792-8811
- **Utility (electrical)** – FPL (Florida Power & Light): [FPL.com/contact](http://FPL.com/contact)
- **Website – [orchidcovecondos.com](http://orchidcovecondos.com)** – click on **[OWNERS](#)** to login with password **orca** (which you may share only with other Orchid Cove residents).

**Remember...Orchid Cove *WORKS* through Community Volunteers**

### ***GET INVOLVED!***

- |  |  |
|--|--|
| ➤ <b>Attend</b> monthly Board meetings   | ➤ <b>Join and participate</b> on a committee:  |
| ➤ <b>Help</b> plan and take part in events: <ul style="list-style-type: none"> <li>▪ Annual community-wide garage sale</li> <li>▪ Monthly socials at the pool</li> </ul> | <ul style="list-style-type: none"> <li>▪ Communications                      Maintenance</li> <li>▪ Landscape                              Pool</li> <li>▪ Documents                              Welcome</li> <li>▪ Hurricane Preparedness</li> </ul> |
| ➤ <b>Serve</b> on the Board of Directors   |  |

## **Welcome to the Neighborhood!**

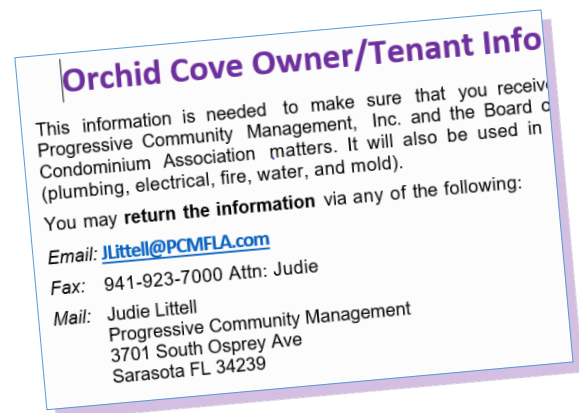


# Important Affairs for Living in Orchid Cove

## ❖ Orchid Cove Owner/Tenant Information Form

Please complete this **form** ([see p. 19](#); also available on the [Orchid Cove website](#)), and submit it to our Property Manager at your earliest convenience. This information is needed to ensure our files are accurate and that you receive all correspondence from Progressive Community Management and the Board of Directors on various Orchid Cove matters.

**Take special care to provide your email address** to receive our newsletter, the **Orchid Cove Connection**, and other Association correspondence electronically.



## ❖ Access to Your Unit

Under Orchid Cove's Rules & Regulations (as stipulated in the Declaration of Condominium documents):

***"The Association has the irrevocable right of access to each unit at reasonable hours as may be necessary for maintenance, repair or replacement of any Common Elements therein, or accessible therefrom, or at any hour for emergency repairs necessary to prevent damage to the Common Elements or to another unit." Therefore, it is imperative that the association has a key to the unit or has on file a person or contact who has a key and access code (for security systems) who may be contacted to gain access to your unit and avoid breaking into the unit in emergencies."***



**Emergency access** is essential in case of water leaks or fire, particularly in unoccupied units.

Some **community maintenance activities** require access to your unit. Examples include fire extinguisher inspection (annual) and dryer duct cleaning.

**The Board of Directors has subsequently directed all Owners to provide keys to their units.**

Therefore, **provide as soon as possible** either 1) a key to your unit, or 2) if you have a digital lock, the lock passcode, to Judie Littell, Orchid Cove's Property Manager (941-921-5393, ext. 1135). The safety and care of your unit **and the other units in your building** depend on it.

## ❖ Lease and Purchase Applications



A completed **Lease Application** ([see p. 22](#)), initialed and signed or **Purchase Application** ([see p. 20](#)) must be submitted to our Property Manager prior to the lease or sale of your unit, along with a **\$150 application fee** per adult or married couple to cover costs for background and criminal checks. Both forms are also available on the [Orchid Cove Website](#). A fully completed and signed copy of the proposed **lease or purchase agreement** must also accompany the Application. **Lease or sale of your unit is subject to the Board's prior approval.**



## ❖ Rules & Regulations (R&R)

Orchid Cove maintains a set of **Rules & Regulations (R&R)** ([see p. 24](#)) as revised and approved by the Board of Directors. The R&R are based on the Declaration of Condominium and any Amendments; Articles of Incorporation and any Amendments and Bylaws; and other documents – all collectively known as the [Condominium Documents](#). The Condo Docs and the R&R are available on the **Orchid Cove website OWNERS page**: [orchidcovecondos.com/owners/](http://orchidcovecondos.com/owners/) – login with password **orca** (which you may share only with other Orchid Cove residents).



Please read the R&R as soon as you move into Orchid Cove. Important topics include:

- |                                       |                                |
|---------------------------------------|--------------------------------|
| ▪ Right of Entry                      | ▪ Noise Disturbances           |
| ▪ Facilities Usage – Residential Only | ▪ Nuisances                    |
| ▪ Barbeque (Grills) Prohibited        | ▪ Pets/Wildlife                |
| ▪ Building Changes Prohibited         | ▪ Ponds                        |
| ▪ Enforcement of R&R                  | ▪ Satellite Dishes Prohibited  |
| ▪ Flowerpots/Ornaments Limitations    | ▪ Screen/Storm Doors           |
| ▪ Front Porches and Steps             | ▪ Seasonal Holiday Decorations |
| ▪ Garage Doors                        | ▪ Signs                        |
| ▪ Garage Sales                        | ▪ Trash Management             |
| ▪ Hurricane Protection                | ▪ Unit Leases                  |
| ▪ Landscape Changes Prohibited        | ▪ Vehicles                     |
| ▪ Late Charge on Assessments          | ▪ Pool Area Rules              |

## ❖ Orchid Cove Responsibility Matrix

Unit owners pay quarterly dues for a variety of our Association expenses. The [Orchid Cove Responsibility Matrix](#) ([see p. 34](#)) is based on our Condo Documents. It outlines **some** of the Association's physical features – both exterior and interior – and the responsible party for each: either the Association or the unit owners. Examples include windows and walkways; driveways and dryer ducts. **The Matrix is subject to change by the Board of Directors.** When in doubt about a cost item that may arise, contact the Property Manager or a Board member.



Insurance claims should go through the Association's Property Manager (Progressive Community Management) and our **current** insurance agent – **GCM Insurance & Risk Management Advisors** – as well as your personal insurance company for proper claim filing.

Also attached (as p. 35) is a letter from the Association's **former** insurance company, **Atlas Insurance**. It describes what the Association's Master Policy of property and casualty insurance does and doesn't cover, per Florida Statute 718.11. This type of insurance helps protect against covered perils, e.g., fire and hurricanes. **Coverage for items excluded from the Association's insurance must be separately obtained by the unit owners.** And, per the letter: **"While items such as drywall, doors, and windows may be the maintenance responsibility of the unit owner, they are the primary insurance responsibility of the Association."** An Atlas schematic layout of a typical condo attached as p. 32 shows the unit owner's insurance responsibilities vs. the Association's insurance responsibilities.



## ❖ Sprinkler System

Orchid Cove's sprinkler system uses shallow-well water – *which has an odor* – to irrigate our lawns, shrubs and trees. The schedule of its operation is outlined below. If you notice any drastic changes, or if sprinkler heads don't retract (go down) after a cycle is completed, let a Board member know or call the Property Manager.



| Program | Zones | Run Days             | Start Time |
|---------|-------|----------------------|------------|
| A       | 1-10  | Mondays & Fridays    | 10:00 PM   |
| B       | 11-19 | Tuesdays & Saturdays | 10:00 PM   |

## ❖ Fire Extinguisher in Your Unit



In 2016, all indoor fire extinguishers were replaced by the Board with new ones, paid for individually by each unit owner. The **East Manatee County Fire Rescue District** requires an annual inspection and certification of interior fire extinguishers. These inspections are conducted yearly in March to re-certify **ALL** extinguishers.

Review the **RACE/PASS word safety tips on 1) fire discovery, and 2) operating an extinguisher (Pull the pin on our extinguishers)**. See the [RACE/PASS poster on p. 37](#) to copy and locate next to your extinguisher.

The **National Fire Protection Association** recommends (on p. 10-48 of its **Standard for Portable Fire Extinguishers**) that, ***"If a fire starts in your residence, get people out of the house and call the fire department; then use a fire extinguisher."*** And, ***"When fighting a residential fire, keep near a door that can be used as an escape route."***

## ❖ Orchid Cove Newsletter

Our newsletter's name, the **Connection**, reflects our goal of helping connect the



### The Orchid Cove Connection



neighborhood with information that is timely and relevant to all. First published in November 2014, the **Connection** generally goes out monthly from November through May, and possibly once in the summer. [All past issues](#) are posted on the [Orchid Cove website](#) (Newsletters).

The **Connection** is published by the **Communications Committee**, comprised of two Orchid Cove member volunteers:

- **Dave Loskota**, Chair
- **Kim Loskota**

To keep publishing costs as low as possible, **it's distributed by email and posted on our website**. It is important, therefore, that you complete the [Orchid Cove Owner/Tenant Information Form](#) and **include your email address**. The electronic format (PDF file) of the newsletter allows us to include **online links** to information mentioned in the newsletter that you may thereby quickly and easily access.



News and items of interest from residents are always sought and welcome. **Connection** topics include such items as:

- Upcoming Community Events
- Orchid Cove Board Meetings & Notes
- Treasurer's Report
- Community Elections
- Community Maintenance Activities
- Rules & Regulations Review
- Tara Master Association updates
- Tara CCD updates
- Committee updates
- Welcome to New Residents
- Community, CDD, and TMA issues
- Service Provider Recommendations
- Did You Know? (miscellaneous news)
- Photo Corner

## ❖ Seasonal Leave Checklist

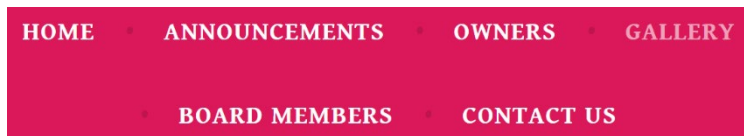


Some unit owners use Orchid Cove as a second home, leaving their condominiums vacant for long periods of time. The [Seasonal Leave Checklist \(see p. 38\)](#) contains some suggested preventative measures that owners can take prior to leaving for the season. Please feel welcome to use this checklist as a tool to help protect your Orchid Cove home while you're away.

## ❖ Website

Orchid Cove's homepage is maintained at the Association's website: [orchidcovecondos.com](http://orchidcovecondos.com).

Select **OWNERS** and login with password **orca**. The **Orchid Cove Connection** newsletter (published about six months/year) is posted here. So is this [Welcome Packet for New Owners/Tenants](#).



Just some of the other Association documents also posted on this website include:

- [Orchid Cove Documents](#)
- [Recommended Vendors List](#)
- [Owner/Tenant Information Form](#)
- [Rules & Regulations](#)
- [Lease and Purchase Applications](#)
- [Orchid Cove Responsibility Matrix](#)
- [Orchid Cove ARC Form](#) – Request for Architectural Change Approval
- [Monthly Financial Statements](#)
- [Approved Board Meeting Minutes](#)

## ❖ Orchid Cove Recommended Vendors List



This list ([see p. 43](#); also available on the [Orchid Cove website](#)) is a compilation of service providers that the residents of Orchid Cove recommend to each other. The information is based on actual experiences with these vendors and is intended to be only part of the research that owners should do before hiring these services.

If you've used a provider that you'd like to recommend, please forward pertinent information to **Dave Loskota, Vendor List Editor**, at [DLoskota@comcast.net](mailto:DLoskota@comcast.net):

- The company name and phone no. (and contact person info if available)
- Briefly describe what the company did for you and when, rate their services/cost (0 – 5 stars), and state whether you'd use them again or not.

This list will be updated on the **Orchid Cove website** whenever you offer new info on a service provider (either a new vendor or one that's already listed). Any new information will also be posted in the next **Connection** newsletter.

**Disclaimer:** any recommendations are **not**, of course, a guarantee that anyone else will have the same experience. Nor are they the recommendations of the Orchid Cove Condominium Association, which does not endorse any specific vendors and assumes no responsibility or liability for any consequences of their hire.

## ❖ Xfinity Cable TV & Internet

Orchid Cove residents enjoy cable TV and the Internet through the Tara Master Association's bulk contract with Xfinity, a subsidiary of Comcast. **The new 6-year contract with Xfinity is in effect through December 2029.** For each household, the contract provides:



- 295 "Popular" TV channels + HBO. See the [Tara Channel Lineup](#)
- 3 - X1 HD boxes (1 master, 2 companions)
- Voice-activated Xfinity X1 remotes for each box
- DVR availability in all rooms
- 2 local public channels (195 & 196)
- **Blast!** Internet with 400 Mbps speed
- X1 Gateway (Modem/router). In 2024, **XB7** is Tara's current model
- Optional access to all Xfinity upgrades
- Optional cell or landline phone service

A **full channel line-up** is attached – p. 39 – and is also available on the TMA's public website: [Xfinity tab](#). The contract includes **free Wi-Fi** at our pool and the pools and clubhouses of the other Tara homeowner associations. See the [Xfinity User's Guide](#) to the features of the TMA's bulk contract.

For service problems (no picture, no Internet, problems with the boxes) call the **Bulk Center of Excellence** at **855-510-1609**. When asked for the reason you're calling, just respond, "Bulk Contract Customer." For additional information on Xfinity, access their website at [www.xfinity.com](http://www.xfinity.com).

**The 2025 monthly fee for these services is \$76.64, which is included in your Tara Master Association yearly dues. The fee may increase annually, not to exceed 4.0% per year.** Residents who purchase optional services such as additional programming from Xfinity (e.g., optional sports or movie packages) or phone service, will be billed by Xfinity individually for these services. Residents who purchase optional services and are away from Tara for extended periods of time may save money by putting these optional services on seasonal hold. Terms for such temporary suspensions vary from year to year, so interested owners should contact Xfinity at **800-934-6489** for more details. When asked for the purpose of your call, just respond, "Bulk Contract Customer." You may call here for service problems as well.

[Tara Channel Lineup](#)

[Xfinity User's Guide](#)

## ❖ Hospitals



### [Blake Medical Center](#)

Address: 206 Second Street East, Bradenton, FL 34208

Phone:(941) 746-5111



### [Lakewood Ranch Medical Center](#)

Address: 8330 Lakewood Ranch Blvd, Bradenton, FL 34202

Phone:(941) 782-2100



### [Manatee Memorial Hospital](#)

Address: 206 Second Street East, Bradenton, FL 34208

Phone:(941) 746-5111

## ❖ Alert Manatee



On November 1, 2020, Manatee County began using **Alert Manatee** for its emergency messages and discontinued using **CODERED**. You must sign up for the Alert Manatee system to receive emergency alerts. You will receive alerts for emergency updates such as evacuation notices, boil water advisories, weather warnings, and hazardous traffic or road conditions. You can opt to receive notifications by phone call, text or email. All subscribers to Alert Manatee will receive weather alerts from the National Weather Service. You may also receive:

- Air quality alerts
- Boil water advisories
- Evacuation center openings
- Hazardous material incidents
- Evacuation alerts
- Red tide updates
- Sewage spill notices
- Storm debris removal
- Water outages

[SIGN UP FOR ALERT MANATEE](#)

## ❖ Nextdoor Tara

Thousands of neighborhoods across the country use [Nextdoor](#), a free, private social network. Nextdoor Tara and Nextdoor Tara GCC offer an easy way to communicate with neighbors in Tara Preserve and Tara Golf & Country Club.

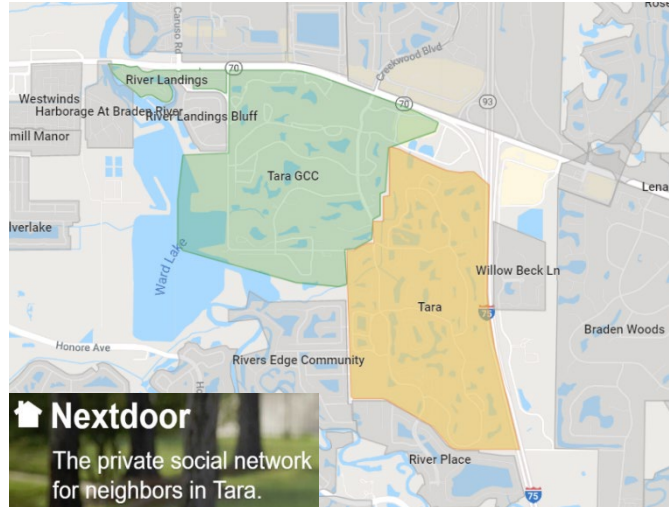
Main Menu options include:

- **Home** (A news feed to make and read posts from neighbors)
- **For Sale & Free**
- **Notifications**
- **Chats**
- **Neighbors**

You can register free at the website <https://nextdoor.com/> and join **Nextdoor Tara**. You will then receive email notices of new posts to the Nextdoor Tara website.

The TMA Board has occasionally made informative, general posts on two sites:

- 1) **Nextdoor Tara**, and
- 2) **Nextdoor Tara GCC**



### ❖ Florida Driver's License



has a website at [flhsmv.gov/locations/manatee](http://flhsmv.gov/locations/manatee) that addresses almost any license question you may have.

Florida has documentation requirements for FL residents renewing or obtaining a new driver's license or identification card. For office visits, you must bring original documents that prove your identity, social security number and residential address. The **Florida Department of Highway Safety and Motor Vehicles**

### ❖ Becoming a Permanent Florida Resident

Here are some Internet websites with information that can help you become a "legal" Floridian.

- [dmvflorida.org/drivers-license](http://dmvflorida.org/drivers-license)
- [wikihow.com/Become-a-Florida-Resident](http://wikihow.com/Become-a-Florida-Resident)
- [newfloridaresident.com](http://newfloridaresident.com)
- [stateofflorida.com](http://stateofflorida.com)
- [4sarasotahomes.com/images/Florida-Homesteading.plus.pdf](http://4sarasotahomes.com/images/Florida-Homesteading.plus.pdf)
- [myflorida.com](http://myflorida.com)





# Organizations

## ❖ Orchid Cove Condominium Association, Inc.

Our **Orchid Cove community** is nestled between two ponds and their adjoining forested areas. We have 12 buildings, each comprised of four residential units, plus a pool with pool house, and a mail center. We're governed by a three-member **Board of Directors** elected annually in February, which generally meets:

- Monthly in November and January – April
- Once or twice during July – October



Contracted on an annual basis, **Progressive Community Management (PCM)**, represented by **Judie Littell**, is Orchid Cove's **Property Manager**. You can reach Judie by email at [jlittell@pcmfla.com](mailto:jlittell@pcmfla.com) or at 941-921-5393, ext. 1135. PCM manages the Association's day-to-day operations and finances and oversees repairs and major improvements. PCM also helps Orchid Cove's **Communications Committee** make structural improvements to the Association's website at [orchidcovecondos.com](http://orchidcovecondos.com).

Based on the budget established annually by the Board, Orchid Cove owners pay an annual assessment to the Association in four installments (**\$1,375.00 quarterly for 2025**).

Orchid Cove's **Communications Committee** has, in the past, published a monthly newsletter, the **Orchid Cove Connection**, November through May, and sometimes in August. To keep costs low, it's distributed by email, so be sure to provide your email address on the [Owner/Tenant Information Form](#).

**Orchid Cove** is part of **The Preserve at Tara (a.k.a. Tara CDD)** which, together with the **Tara Golf & Country Club**, comprise the **Tara Master Association**. Orchid Cove is in the northeastern part of the Preserve, within two blocks of the Preserve Community Center.

## ❖ Tara CDD (a.k.a. The Preserve at Tara)



**The Preserve at Tara** is actually a Community Development District named the **Tara Community Development District 1 (CDD)**. Established in 1999, it's governed by an elected [Board of Supervisors](#) comprised of five Preserve property owners. They meet monthly at the Preserve Community Center.

Condo associations in The Preserve include:

| <u>Condo Association</u> | <u>Number of Units</u> |
|--------------------------|------------------------|
| <b>Orchid Cove</b>       | <b>48</b>              |
| Magnolia Crossing        | 52                     |
| Palm Grove               | 52                     |
| Grand Oak                | 88                     |
| Cedar Hollow             | 96                     |
| Cypress Strand           | 188                    |

The Preserve has 1,050 homes of different sizes and types including condo units, maintenance-free villas, club homes, and executive homes. Most were built between 2002 and 2006. These residences are interspersed around a championship golf course, more than 50 lakes & ponds, and the common nature preserve areas.

The CDD Board oversees and maintains **Preserve facilities**, including:

- The Community Center
- Swimming pool
- Tennis and pickleball courts
- Lakes & ponds
- All common grounds
- **CDD website at [taracdd.org](http://taracdd.org)**

CDD annual assessments are levied on property owners in the Preserve as a component of their Manatee County real estate taxes. The November 2024 tax bills for Orchid Cove owners show a Tara CDD assessment of \$434.33 for the fiscal year October 1, 2024 through September 30, 2025.

**Inframark, IMS**, represented by **Kristee Cole**, is contracted as the CDD's **District Manager**. Contact Kristee at [Kristee.Cole@inframark.com](mailto:Kristee.Cole@inframark.com) or 813-382-7355. The CDD's **Field Manager Paul Kelley** ([fieldmanager@taracdd.org](mailto:fieldmanager@taracdd.org) or 941-756-2416), is officed at the Preserve Community Center 9:00 am to 2:00 pm, Monday – Thursday; and 9:00am to noon, Friday.

**Other service companies** retained by the CDD include:

| Person           | Position          | Company                       |
|------------------|-------------------|-------------------------------|
| David Jackson    | District Counsel  | Persson, Cohen & Mooney, P.A. |
| Rick Schappacher | District Engineer | Schappacher Engineering, LLC  |
| -----            | -----             | Sunrise Landscape             |
| Sarah Bowen      | Representative    | Aquatic Systems, Inc.         |

### The Preserve Community Center

shares a parking lot with the Preserve Golf clubhouse. Orchid Cove residents have the right to use the Community Center, its pool, and its tennis and pickleball courts. **A pool key fob and a tennis/pickleball court key fob each cost \$5**, payable by check only. They are available at the Community Center office from **Field Operations Manager Paul Kelley**.



The Pool fob opens the pool gate (you need to re-open the gate from the inside when leaving), and it also opens the bathroom doors behind the building. The court fob only opens the court door. The **Pool** is heated to 85 degrees; the **Spa** is heated to 104 degrees. The pool opens ½ hour after Sunrise and closes ½ hour before Sunset. The Tennis/pickleball courts are open from 8 am until 9 pm. The lights are on from 7 pm till 9 pm. You may rent the Community Center for private activities (ask Duane for a rate sheet).

**Want to play in a golf league?** You can find details: 1) on the Tara CDD Bulletin Board at the Community Center, or 2) at the Preserve Golf Club, or 3) on cable TV Channel 196, about the:

- **Preserve Men's Golf Association (PMGA)**
- **Preserve Ladies' Golf Association (PLGA)**



There are a variety of groups that meet and activities that are conducted at the Community Center. Learn the details on **Channel 196** of your cable TV or at the Community Center. Here are some:

- Tech seminars (Thursdays am)
- Pool volleyball
- Line dancing classes (Mondays pm)
- Yoga (Wednesdays pm & Fridays am)
- Contract bridge (Wednesdays pm)
- Card night (Monday nights)
- Scarlett O'Hara crafters (Mondays am)

## ❖ The Preserve at Tara – see Tara CDD

## ❖ Tara Master Association (TMA)

The **TMA** is comprised of 2,070 members in two, **deed-restricted** neighborhoods:

- **The Preserve at Tara (aka Tara Preserve)**, on the southeast, which encircles a semiprivate golf course and more than 50 ponds, and
- **Tara Golf & Country Club (TG&CC)**, on the northwest, which wraps around a private golf course.



The TMA's public website is at [TaraMasterAssociation.com](https://taramasterassociation.com). The TMA is governed by a five-member **Board of Directors** elected by fellow property owners in the two neighborhoods. The TMA Board meets monthly, at locations alternating between the Preserve Community Center and the TG&CC clubhouse. Resident volunteers serve on **TMA committees** which include:

- ARC (Architectural Review Committees)
- Finance Committee
- Communications Committee
- Community Affairs Council
- Landscape Committee
- FPL Project Committee
- Compliance Committee

**Condominium Associates**, represented by **Sherrie Schwarz**, is contracted as the **Association Manager**. Email her at [SSchwarz@condominiumassociates.com](mailto:SSchwarz@condominiumassociates.com) or call her at 941-236-7701.

The TMA maintains two websites:

- 1) The TMA's **public-access website** [taramasterassociation.com](https://taramasterassociation.com) (managed by the TMA Communications Committee)
- 2) The TMA **members-only website** <https://condo.cincwebaxis.com/> (managed by Condominium Associates). Go to the **Member-only page** on the TMA's public website for instructions on how to register at the Member-only page.

**The TMA also manages:**

- Common property and landscaping (using contractor [Alexander's Property Maintenance](#))
- TMA insurance
- Architectural review of proposed property additions or changes
- Community television and internet access that includes:
  - **Cable TV and Internet** services for all TMA residents through **Xfinity**. A 5-year bulk contract continues through December 2029. See the [Xfinity page](#) on the TMA's public website.

- **Two community cable TV channels** (Channel 195 for the TGCC and 196 for The Preserve).

You must contract directly with Xfinity if you want to add and pay for any upgrades (e.g., phone service) to your Xfinity services beyond the bulk contract.

For this wide variety of services, Orchid Cove owners pay TMA an annual assessment – one payment per year: \$1,052.76 for 2025.

## ❖ Preserve Golf Club



The **Preserve Golf Club** is a semi-private golf course around which Tara Preserve is located. As members of the public, Orchid Cove residents may purchase greens fees or a buy a [membership](#) – options include Single, Couples, and Seniors memberships. [Preserve Golf](#) hosts [league play](#) for both the men's and ladies' golf associations of The Preserve. The clubhouse has a [Golf Shop](#) as well as a [Sports Bar & Grill](#), which can accommodate up to 80 guests [for special events and meetings](#).



| Hole                     | 1   | 2   | 3   | 4   | 5   | 6   | 7   | 8   | 9   | Out  |       |
|--------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-------|
| Eagle (74.6/144)         | 400 | 170 | 440 | 415 | 515 | 380 | 395 | 240 | 580 | 3535 |       |
| Hawk (72.6/129)          | 365 | 145 | 415 | 390 | 470 | 355 | 365 | 210 | 550 | 3265 |       |
| Heron (70.6/119)         | 330 | 130 | 390 | 350 | 450 | 330 | 340 | 180 | 525 | 3025 |       |
| Handicap                 | 13  | 17  | 1   | 5   | 7   | 15  | 11  | 9   | 3   |      |       |
| Par                      | 4   | 3   | 4   | 4   | 5   | 4   | 4   | 3   | 5   | 36   |       |
|                          |     |     |     |     |     |     |     |     |     |      |       |
| Oriole (68.3/116)        | 295 | 130 | 345 | 340 | 440 | 330 | 330 | 150 | 475 | 2835 |       |
| Handicap                 | 15  | 17  | 5   | 7   | 3   | 13  | 11  | 9   | 1   |      |       |
| Hummingbird 1 (70.2/118) | 255 | 95  | 265 | 295 | 390 | 245 | 300 | 150 | 445 | 2440 |       |
| Hummingbird 2 (65.8/113) | 255 | 95  | 265 | 295 | 390 | 245 | 300 | 150 | 475 | 2590 |       |
| Handicap                 | 7   | 13  | 11  | 3   | 9   | 17  | 5   | 15  | 1   |      |       |
|                          |     |     |     |     |     |     |     |     |     |      |       |
| Hole                     | 10  | 11  | 12  | 13  | 14  | 15  | 16  | 17  | 18  | In   | Total |
| Eagle (74.6/144)         | 500 | 440 | 155 | 380 | 400 | 410 | 520 | 220 | 440 | 3465 | 7000  |
| Hawk (72.6/129)          | 470 | 405 | 140 | 360 | 370 | 385 | 490 | 205 | 410 | 3235 | 6500  |
| Heron (70.6/119)         | 440 | 385 | 120 | 315 | 345 | 350 | 460 | 185 | 380 | 2980 | 6005  |
| Handicap                 | 6   | 2   | 16  | 18  | 14  | 12  | 10  | 8   | 4   |      |       |
|                          |     |     |     |     |     |     |     |     |     |      |       |
| Par                      | 5   | 4   | 3   | 4   | 4   | 4   | 5   | 3   | 4   | 36   | 72    |
|                          |     |     |     |     |     |     |     |     |     |      |       |
| Oriole (68.3/116)        | 440 | 305 | 120 | 315 | 310 | 315 | 430 | 185 | 320 | 2740 | 5575  |
| Handicap                 | 2   | 12  | 16  | 18  | 14  | 10  | 4   | 6   | 8   |      |       |
| Hummingbird 1 (70.2/118) | 370 | 305 | 100 | 255 | 310 | 270 | 390 | 110 | 320 | 2430 | 4870  |
| Hummingbird 2 (65.8/113) | 370 | 305 | 100 | 255 | 310 | 270 | 390 | 110 | 320 | 2430 | 4870  |
| Handicap                 | 2   | 6   | 14  | 16  | 12  | 10  | 4   | 18  | 8   |      |       |

# Contacts

## ❖ Orchid Cove Condominium Association Inc.

### ➤ Board of Directors 2024-25

- **President – Jane Schneider**  
717-330-4985  
[orchidcovepresident@gmail.com](mailto:orchidcovepresident@gmail.com)
- **Treasurer – Robert Maguire**  
603-759-2931  
[orchidcovetreasurer@gmail.com](mailto:orchidcovetreasurer@gmail.com)
- **Secretary – Eric Schneider**  
717-330-8985  
[orchidcovesecretary@gmail.com](mailto:orchidcovesecretary@gmail.com)



### ➤ Property Manager

**Judie Littell**

[JLittell@PCMFLA.com](mailto:JLittell@PCMFLA.com)

941-921-5393 Ext. 1135

Fax: 941-923-7000

**Progressive Community Management**

3701 South Osprey Ave

Sarasota FL 34239-6848

[www.PCMFLA.com](http://www.PCMFLA.com)



### ➤ Communications Committee

- **Dave Loskota, Chair**  
[dloskota@comcast.net](mailto:dloskota@comcast.net)
- **Kim Loskota**  
[kloskota@comcast.net](mailto:kloskota@comcast.net)

### ➤ Landscape Committee

- **Kim Loskota, Chair**  
[kloskota@comcast.net](mailto:kloskota@comcast.net)
- **Greg Blanchard**  
[asacolorpurple@gmail.com](mailto:asacolorpurple@gmail.com)

### ➤ Maintenance Committee

- **Eric Schneider**  
[Ejs1714@gmail.com](mailto:Ejs1714@gmail.com)

### ➤ Documents Committee

- **Kim Loskota**  
[kloskota@comcast.net](mailto:kloskota@comcast.net)
- **Patti Balogh**  
[pjb54@comcast.net](mailto:pjb54@comcast.net)
- **Greg Blanchard**  
[asacolorpurple@gmail.com](mailto:asacolorpurple@gmail.com)
- **Eric Schneider**  
[Ejs1714@gmail.com](mailto:Ejs1714@gmail.com)
- **Rob Maguire**  
[maguire@metrocast.net](mailto:maguire@metrocast.net)

### ➤ Pool Committee

- **Amanda Milstead, Chair**  
[mandykay0530@gmail.com](mailto:mandykay0530@gmail.com)
- **Jola Gates**  
[cmgates@bellsouth.net](mailto:cmgates@bellsouth.net)

## ❖ Tara Master Association

- **Sherrie Schwarz**  
Association Manager  
[SSchwarz@condominiumassociates.com](mailto:SSchwarz@condominiumassociates.com)  
941-236-7701  
Condominium Associates  
5500 Bee Ridge Rd Suite 201  
Sarasota FL 34233
- **Administrative Assistant**  
[info@condominiumassociates.com](mailto:info@condominiumassociates.com)
- After hours: 727-573-9300

## ❖ Tara Community Development District 1

- **Kristee Cole, District Manager**  
813-382-7355  
[Kristee.Cole@inframark.com](mailto:Kristee.Cole@inframark.com)  
Inframark, IMS  
210 N University Dr. Ste. 702  
Coral Springs FL 33071
- **Paul Kelley, Field Operations Manager**  
941-756-2416  
[fieldmanager@taracdd.org](mailto:fieldmanager@taracdd.org)  
Preserve Community Center

## ❖ Xfinity Cable TV & Internet

- Bulk contract membership questions – call 855-510-1609 or 800-934-6489
- [Set-top boxes, remotes, and modems](#)  
5231 University Pkwy Ste. 115  
Bradenton FL 34201
- Channel **196** – dedicated to The Preserve at Tara

## ❖ Florida Power & Light (FPL)



Electric utility company

- Customer service questions – [FPL.com/contact](https://www.fpl.com/contact)
- To report an outage – [FPL.com/outage](https://www.fpl.com/outage) or call 1-800-4-outage

## ❖ Manatee County Utilities Department

Water, sewer, garbage disposal and recycling

- 941-792-8811
  - [mymanatee.org/utilities](https://www.mymanatee.org/utilities)
  - **Garbage pickup** – Tuesdays and Fridays
  - **Recycling pickup** – Tuesdays
- [Residential Guide for Garbage, Yard Waste & Recycling](#)

**MCUD**

MANATEE COUNTY UTILITIES DEPARTMENT  
P. O. BOX 25010  
BRADENTON, FL 34206-5010  
PHONE: (941) 792-8811  
[www.mymanatee.org/utilities](https://www.mymanatee.org/utilities)

## Useful Website Links

|                                 |  |
|---------------------------------|--|
| AAA, Lakewood Ranch             | <a href="http://locator.acg.aaa.com/fl/lakewood-ranch/aaa-lakewood-ranch">locator.acg.aaa.com/fl/lakewood-ranch/aaa-lakewood-ranch</a>                     |
| Bradenton, City of              | <a href="http://cityofbradenton.com">cityofbradenton.com</a>   |
| Children and Families           | <a href="http://myflorida.com/accessflorida">myflorida.com/accessflorida</a>   |
| Driver's License                | <a href="http://flhsmv.gov/locations/manatee">flhsmv.gov/locations/manatee</a>   |
| Florida Medicaid                | <a href="http://portal.flmmis.com/flpublic">portal.flmmis.com/flpublic</a>   |
| Florida Power & Light           | <a href="http://fpl.com">fpl.com</a>   |
| Health Department               | <a href="http://manatee.floridahealth.gov/index.html">manatee.floridahealth.gov/index.html</a>   |
| Hospitals                       | <a href="http://manateehealthcaresystem.com">manateehealthcaresystem.com</a>   |
| Manatee County                  | <a href="http://mymanatee.org">mymanatee.org</a>   |
| • Board of Commissioners        | <a href="http://mymanatee.org/government/board_of_county_commissioners">mymanatee.org/government/board_of_county_commissioners</a>                         |
| • Library (Braden River Branch) | <a href="http://www.mymanatee.org/departments/manatee_county_public_library_system">www.mymanatee.org/departments/manatee_county_public_library_system</a> |
| • Tax Collector                 | <a href="http://taxcollector.com">taxcollector.com</a>   |
| • Parks & Natural Resources     | <a href="http://mymanatee.org/departments/sports_and_leisure_services">mymanatee.org/departments/sports_and_leisure_services</a>                           |
| • Sheriff                       | <a href="http://manateesherriff.com">manateesherriff.com</a>   |
| • Resident Info Tool            | <a href="http://mymanatee.org/residents/information">mymanatee.org/residents/information</a>   |
| • Utilities                     | <a href="http://www.mymanatee.org/departments/utilities">www.mymanatee.org/departments/utilities</a>   |
| • Volunteer Opportunities       | <a href="http://mymanatee.org/departments/human_resources/volunteer_opportunities">mymanatee.org/departments/human_resources/volunteer_opportunities</a>   |
| Sarasota, City of               | <a href="http://sarasotagov.org">sarasotagov.org</a>   |
| Schools                         | <a href="http://manateeschools.net">manateeschools.net</a>   |
| Voter Registration              | <a href="http://votemanatee.com">votemanatee.com</a>   |





# Orchid Cove Owner/Tenant Information Form

This information is needed to ensure that you receive all correspondence from Progressive Community Management, Inc. and the Board of Directors on Orchid Cove Condominium Association matters. It will also be used in the case of an emergency (plumbing, electrical, fire, water, and mold).

You may **return the information** via any of the following:

Email: [JLittell@PCMFLA.com](mailto:JLittell@PCMFLA.com)

Fax: 941-923-7000 Attn: Judie

Mail: Judie Littell  
Progressive Community Management  
3701 South Osprey Ave  
Sarasota FL 34239

Owner Name(s) \_\_\_\_\_

Property Address \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Email Address \_\_\_\_\_

Alternate Address (if you live in another state or country part of the year):

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

If the occupants at the Orchid Cove address are renters, please provide their name(s), phone number, and email address below. Please send us an updated lease if it has expired.

Tenant Name(s) \_\_\_\_\_ Unit No. \_\_\_\_\_

Tenant Phone \_\_\_\_\_ Tenant Email \_\_\_\_\_

\*\*\*\*\*

## EMERGENCY CONTACT INFORMATION:

Name \_\_\_\_\_ Phone No. \_\_\_\_\_

\*\*\*\*\*

Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_



**ORCHID COVE CONDO ASSOCIATION INC.  
PURCHASE APPLICATION**

**PLEASE ALLOW TWENTY (20) DAYS FOR PROCESSING**

The undersigned Owner proposes to **SELL** Unit No. \_\_\_\_\_, Marsh Orchid Circle, Bradenton, FL 34203 to the Buyer(s) named below. A signed copy of the proposed Purchase Agreement is attached.

**DATE** \_\_\_\_\_ **OWNER SIGNATURE** \_\_\_\_\_

.....

**BUYER(S) STATEMENT**

**BUYER 1 NAME** \_\_\_\_\_ **BUYER 2 NAME** \_\_\_\_\_

Buyer 1: DOB \_\_\_\_\_ Driver's License #/State \_\_\_\_\_

Buyer 2: DOB \_\_\_\_\_ Driver's License #/State \_\_\_\_\_

Current Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_ Phone \_\_\_\_\_

Cell phone \_\_\_\_\_ E-Mail Address \_\_\_\_\_

Residency Intentions: Year-round ☐ Seasonal ☐ Lease to Others ☐ (Board approval is required)

Names, Ages & Relationship of Unit Occupants (Maximum Total Number is 6) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Buyer's Occupation \_\_\_\_\_ Employer \_\_\_\_\_

Business Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_ Phone \_\_\_\_\_

**BANK REFERENCES**

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

**PERSONAL REFERENCES**

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

**VEHICLE(S)**

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Tag/State \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Tag/State \_\_\_\_\_

**PET(S) KEPT ON PREMISES (NEED BOARD APPROVAL), MAXIMUM ALLOWED: 2 SMALL DOMESTICATED PETS**

Type/Breed \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_

Type/Breed \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_

I initial my acceptance of and agreement with each statement below (each Buyer shall initial):

\_\_\_\_\_ I have read the Declaration of Condominium, the Articles of Incorporation, and the Bylaws of Orchid Cove Condominium Association, Inc., as well as the Rules and Regulations adopted by the Association's Board of Directors which are attached to this application. I agree to abide by the provisions of said documents. I agree to pay quarterly assessments as well as any special assessments established by the Board of Directors.

\_\_\_\_\_ I agree that the Orchid Cove Board or its designee may make inquiry of any of the references provided herein. I agree to provide the necessary information for the background check on the form that accompanies this Application.

\_\_\_\_\_ By providing my email address, I thereby agree to receive communications electronically from the Orchid Cove Board or its Property Manager on Orchid Cove matters.

\_\_\_\_\_ I understand that trailers, campers, boats, or commercial vehicles are NOT permitted to be parked or kept in Orchid Cove.

\_\_\_\_\_ I understand that a \$150.00 fee for each adult or married couple payable to "Orchid Cove Condominium Association" must accompany this Application. I herewith submit: Check \$ \_\_\_\_\_ Cash \$ \_\_\_\_\_

\_\_\_\_\_ I, the undersigned applicant, in submitting and signing this Application, warrant that all of the information I have provided is true and correct, and I understand that any intentional misrepresentations shall be the basis for automatic disapproval of this Purchase Application.

\_\_\_\_\_  
SIGNATURE OF BUYER 1

\_\_\_\_\_  
SIGNATURE OF BUYER 2

\_\_\_\_\_  
PRINTED NAME OF BUYER 1

\_\_\_\_\_  
PRINTED NAME OF BUYER 2

Date \_\_\_\_\_

Date \_\_\_\_\_

Is a Realtor/Agent connected to Purchase? NO ☐ YES ☐ Realtor Name \_\_\_\_\_

Real Estate Firm \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

~~~~~  
ORCHID COVE CONDO ASSOCIATION APPLICATION APPROVAL: APPROVED ☐ DISAPPROVED ☐

President, Board of Directors \_\_\_\_\_ Date \_\_\_\_\_

**PLEASE NOTE, AS REQUIRED BY ASSOCIATION DOCUMENTS:**

1. A fully completed and signed copy of the proposed Purchase Agreement must accompany and be returned with this Application.
2. The \$150 fee for each adult or married couple covers the background and criminal check costs of this Application.
3. If either the copy of the Purchase Agreement or the correct fee does not accompany this Application, the Orchid Cove Board of Directors will take no action and your Application will be automatically disapproved.

**RETURN COMPLETED APPLICATION TO:**

Orchid Cove Condominium Association  
C/O Progressive Community Management  
Attn: Judie Littell  
3701 South Osprey Ave  
Sarasota FL 34239-6848

Contact info for Judie Littell at Progressive Community Management:

- [JLittell@PCMFLA.com](mailto:JLittell@PCMFLA.com)
- 941-921-5393 Ext. 1135
- Fax: 941-923-7000

**ORCHID COVE CONDO ASSOCIATION, INC.**

**LEASE APPLICATION**

**PLEASE ALLOW TWENTY (20) DAYS FOR PROCESSING**

The undersigned Owner proposes to **LEASE** Unit No. \_\_\_\_\_, Marsh Orchid Circle, Bradenton, FL 34203 to the Applicant(s) named below. A signed copy of the proposed Lease Agreement is attached.

**DATE** \_\_\_\_\_ **OWNER SIGNATURE** \_\_\_\_\_

.....

**LEASE APPLICANT(S) STATEMENT**

**APPLICANT 1 NAME** \_\_\_\_\_ **APPLICANT 2 NAME** \_\_\_\_\_

Applicant 1: DOB \_\_\_\_\_ Driver's License #/State \_\_\_\_\_

Applicant 2: DOB \_\_\_\_\_ Driver's License #/State \_\_\_\_\_

Current Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_ Phone \_\_\_\_\_

Cell phone \_\_\_\_\_ E-Mail Address \_\_\_\_\_

Lease (check one): Seasonal ☐ Annual ☐ Lease Dates: \_\_\_\_\_ to \_\_\_\_\_

Names, Ages & Relationship of Unit Occupants (Maximum Total Number is 6) \_\_\_\_\_

\_\_\_\_\_

Applicant Occupation \_\_\_\_\_ Employer \_\_\_\_\_

Business Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_ Phone \_\_\_\_\_

**PERSONAL REFERENCES**

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

**VEHICLE(S)**

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Tag/State \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Tag/State \_\_\_\_\_

**PET(S) KEPT ON PREMISES (NEED BOARD APPROVAL), MAXIMUM ALLOWED: 2 SMALL DOMESTICATED PETS**

Type/Breed \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_

Type/Breed \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_

I initial my acceptance of and agreement with each statement below (each Applicant shall initial):

- \_\_\_\_\_ I have read the Orchid Cove Rules and Regulations adopted by the Association’s Board of Directors which are attached to and made a part of this Application, and I agree to abide by them. I understand that any violation of these Rules and Regulations will be grounds for the Board of Directors to require the unit owner to evict all occupants from the leased premises.
- \_\_\_\_\_ I agree that the Orchid Cove Board or its designee may make inquiry of any of the references provided herein. I agree to provide the necessary information for the background check on the form that accompanies this Application.
- \_\_\_\_\_ By providing my email address, I thereby agree to receive communications electronically from the Orchid Cove Board or its Property Manager on Orchid Cove matters during the lease period.
- \_\_\_\_\_ I understand that trailers, campers, boats, or commercial vehicles are NOT permitted to be parked or kept in Orchid Cove.
- \_\_\_\_\_ I understand that a \$150.00 fee for each adult or married couple payable to “Orchid Cove Condominium Association” must accompany this Application. I herewith submit: Check \$\_\_\_\_\_ Cash \$\_\_\_\_\_
- \_\_\_\_\_ I, the undersigned applicant(s), in submitting and signing this Application, warrant that all of the information I have provided is true and correct, and I understand that any intentional misrepresentations shall be the basis for automatic disapproval of this Lease Application.

|                                            |                                            |
|--------------------------------------------|--------------------------------------------|
| _____<br>SIGNATURE OF LEASE APPLICANT 1    | _____<br>SIGNATURE OF LEASE APPLICANT 2    |
| _____<br>PRINTED NAME OF LEASE APPLICANT 1 | _____<br>PRINTED NAME OF LEASE APPLICANT 2 |
| Date _____                                 | Date _____                                 |

~~~~~  
ORCHID COVE CONDO ASSOCIATION APPLICATION APPROVAL:    APPROVED ☐    DISAPPROVED ☐

President, Board of Directors \_\_\_\_\_ Date \_\_\_\_\_

**PLEASE NOTE, AS REQUIRED BY ASSOCIATION DOCUMENTS:**

1. A fully completed and signed copy of the proposed Lease Agreement must accompany and be returned with this Application.
2. The \$150 fee per adult or married couple covers the background and criminal check costs of this Application.
3. If either the copy of the Lease Agreement or the correct fee does not accompany this Application, the Orchid Cove Board of Directors will take no action and your Application will be automatically disapproved.

**RETURN COMPLETED APPLICATION TO:**

|   |   |
|---|---|
| Orchid Cove Condominium Association<br>C/O Progressive Community Management<br>Attn: Judie Littell<br>3701 South Osprey Ave<br>Sarasota FL 34239-6848 | Contact info for Judie Littell at Progressive Community Management: <ul style="list-style-type: none"><li>• <a href="mailto:JLittell@PCMFLA.com">JLittell@PCMFLA.com</a></li><li>• 941-921-5393 Ext. 1135</li><li>• Fax: 941-923-7000</li></ul> |
|---|---|

# ORCHID COVE CONDOMINIUM ASSOCIATION

## RULES & REGULATIONS

REVISED September 18, 2024

### ACKNOWLEDGEMENT

I \_\_\_\_\_ acknowledge that I/we have read  
and

**(Print Unit Owner Name)**

agree to comply with the Orchid Cove Condominium Rules & Regulations  
Revised September 18, 2024.

Unit # \_\_\_\_\_

Unit Owner Signature \_\_\_\_\_ 

Date \_\_\_\_\_

**After Signing, Email or Mail this page to:**

Progressive Community Management, Inc.  
Attention Judie Littell  
3701 Osprey Avenue  
Sarasota, FL 34239-6848  
[jlittell@pcmfla.com](mailto:jlittell@pcmfla.com)

# **ORCHID COVE CONDOMINIUM ASSOCIATION**

## **RULES & REGULATIONS**

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# **ORCHID COVE CONDOMINIUM ASSOCIATION**

## **RULES AND REGULATIONS**

### **Revised September 18, 2024**

The following Rules and Regulations have been devised to ensure that all owners, occupants and guests will exist harmoniously. They are dictated by common sense and intended for the common good, written to protect and to maintain the appearance and property value of our community. Guests and visitors are welcome, but it is expected that they will be informed of and abide by the Rules and Regulations.

Further clarification of the Rules and Regulations may be obtained from the management company, Progressive Community Management. A digital version can be found on the Orchid Cove website, [www.OrchidCoveCondos.com](http://www.OrchidCoveCondos.com).

#### **PRIMARY SOURCES**

1. Declaration of Condominium for Orchid Cove including Articles of Incorporation and By-Laws
2. Tara Master Association Documents
3. Tara Master Association Architectural Review Manual (TMAARC)
4. Manatee County Ordinances (specifically National Fire Protection Association Codes 10.11.7 and 69.5.3.5 re. gas/charcoal grills)
5. Florida State Condo Association Statutes (718 & 720)

These rules and regulations shall apply to and be binding upon all condominium unit owners, their tenants, any other occupants of a unit, and any guests of a unit owner, tenant or other occupant.

The Board of Directors may, from time to time, adopt or amend previously adopted rules and regulations governing the details of the operation, use, maintenance, management and control of the common elements, units and any facilities or services made available to the condominium unit owners.

Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent, or approval of identical or similar situations except upon written notice by the Board of Directors. The Board approved the amended Orchid Cove Rules and Regulations on February 15, 2024, and they will become effective one month after owner approval.

#### **A. Right of Entry**

As stipulated in the Declaration of Condominium, "The Association has the irrevocable right of access to each unit at reasonable hours as may be necessary for maintenance, repair or replacement of any Common Elements therein, or accessible therefrom, or at any hour for emergency repairs necessary to prevent damage to the Common Elements or to another unit." Therefore, it is imperative that the association has a key to the unit or has on file a person or contact who has a key and access code (for security systems) who may be contacted to gain access to your unit and avoid breaking into the unit in emergencies.

#### **B. Facilities**

1. All units shall be used for single-family purposes only (no businesses) and only one family per unit shall be allowed, as "family" is defined in the Declaration. Maintenance of the premises, pest control, and safety and security require that the Association have the appropriate information with respect to any occupants in the units. The telephone number of Progressive Community Management is (941) 921-5393. Its fax number is (941) 923-7000, and its location is 3701 South Osprey Ave, Sarasota FL 34239-6848.
2. Each unit shall be used for residential purposes only and may not be used for any business or commercial purposes. The facilities of the condominium are for the exclusive use of association members, tenants, authorized guests, and guests accompanied by a member. Any damage to the common elements caused by any resident or his/her guests shall be repaired at the expense of the condominium unit's owners involved.
3. The total number of occupants per unit permitted to reside overnight shall not exceed six (6) adults.
4. Unless approved by the Board of Directors, no alteration of or improvement or addition to a unit shall be made, constructed, erected or installed which shall remove, in whole or in part, replace, reroute, or otherwise affect any column, bearing wall or partition, pipe duct, wire or conduit.

No structural changes may be made in any unit without the prior written consent of the Board of Directors.

#### **C. Barbecues**

Due to county and local fire codes, charcoal grills, gas grills, and propane tanks are prohibited. Only ELECTRIC GRILLS are permitted.

In accordance with the East Manatee Fire Ordinance, electric portable or tabletop grills, such as a George Foreman grill, not in excess of 200 sq. in. of cooking surface (approximately 14" x 14"), are permitted to be used on the driveways, at least 10 feet from the building structure. They are allowed to be used and stored on the lanai.

#### **D. Building Changes**

No unit owner shall paint or change the appearance of any portion of the exterior of the unit building without Board approval.

All interior window coverings must have a neutral or white/off-white color or lining as seen from the exterior so as not to change the exterior color appearance thereof. Window film will be permitted providing the existing specifications on file have been followed and an Architectural Review Form has been submitted and approved prior to purchase and installation.

#### **E. Drying Clothes**

No laundry of any kind, including bathing suits and towels, may be placed outside a condominium unit for drying or for any other purpose.

#### **F. Enforcement of Rules and Regulations**

1. Violations of these Rules and Regulations should be reported in writing as soon as possible to the association property manager or the president of the Orchid Cove Condominium Association.
2. Violations of these Rules and Regulations will subject the unit owner and violator to any and all remedies available to the Association and other condominium unit owners, pursuant to the terms of the Declaration, the Articles of Incorporation, the By-laws, these Rules and Regulations and Florida law. Violations may be remedied by the Association by injunction or other legal means, and the Association shall be entitled to recover in said actions any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violating the Declaration, Bylaws or Rules and Regulations.
3. The Board of Directors may adopt enforcement procedures advised by legal counsel and may impose fines on violators in the amount of \$100 per violation, to a maximum amount of \$1,000 for a continuing series of the same violation, or such greater or lesser amounts as Florida law may permit from time to time.

#### **G. Flowerpots/Ornaments**

Flowerpots and ornaments are only permitted on front porches or second-floor landings, not on stairs or in mulch areas. No hanging plants are permitted to hang from poles in the ground or from any exterior part of any building. Plants must be of reasonable size, shape, and condition.

#### **H. Front Porches and Steps**

Doormats must be placed in front of the door, not at the bottom of the stairs, on the stairs, or on the sidewalk. Hoses must be returned to the garage promptly after use (not left lying around). Hose reels are not permitted.

#### **I. Garage Doors**

For your own safety, garage doors should be kept in a closed position when not in use. Maintenance and repair of garage doors are the responsibility of the unit owner.

#### **J. Garage Sales**

Garage sales are not permitted except for a yearly board-approved community sale.

#### **K. Hurricane Preparedness**

1. 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:**

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

##### **Unit owners are responsible for:**

- The maintenance of the hurricane coverings
  - The installation and removal of the hurricane coverings, regardless of whether they are on-site or not.
2. In the event of a hurricane warning, all unsecured items such as furniture, plants, wall hangings, and all personal items must be removed from the front porch, screened lanais, and lanais with non-hurricane windows. In a hurricane, objects like these can easily become projectiles that can damage both the owner's and neighbors' property.

3. For seasonal owners who are not present in their condos during hurricane season (June 1 to November 30), all items as listed in the above Section 2, must be removed from the front porch, screened lanais, and lanais with non-hurricane windows before they leave for an extended period.

**L. Landscaping**

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

**M. Late charge**

A late charge of 5% shall be due on each delinquent installment of any regular quarterly assessment or special assessment.

**N. Noise Disturbances**

Owners and occupants shall exercise care to minimize noise. No activities such as the playing of loud music or noise made by pets, or children, shall be permitted if such activities or noise is a disturbance to other owners. The prohibition is to be applied based upon the standard of whether such activities or noise would constitute a disturbance to a reasonable person similarly situated.

**O. Nuisances**

Unit owners, their tenants, and guests must abide by all federal, state, and local laws and ordinances and must use the premises in a manner that does not create a nuisance or disturbance to other unit owners or occupants or in such a way as to be injurious to the reputation of the property or is illegal.

**P. Pets/Wildlife**

All pets must be registered with the property management company every year (January 1st of each year.) A unit owner or tenant, with the approval of the Board of Directors, may have two (2) small (40 lbs. or less) domesticated dogs or cats or other household pets. No reptiles, rodents, poultry, amphibians, exotic pets, or livestock are permitted.

Per Manatee County Law, pets must be kept on leashes at all times when outside the unit and owners must clean up pet feces immediately. Annual rabies vaccinations are required for all dogs and cats. Pets are not to be left in vehicles unattended.

In the event that any pet kept on premises shall constitute a nuisance in the opinion of the majority of the Board of Directors, then the owner, when notified in writing, shall be required to immediately remove said pet from the premises.

**Q. Feeding of all wildlife is prohibited.**

**R. Ponds**

No swimming, boating, fishing, pets, rafting, or any other activities shall occur in any pond located on the Condominium property.

**S. Satellite Dishes are not permitted.**

**T. Screen and Storm Doors**

There are two different models of screen/storm doors that may be installed on the front entrance. An Architectural Review Change Form **MUST** be submitted and approved by the Board of Directors **PRIOR** to purchase and installation.

1. White frame, full view glass/screen storm door
  2. White frame retractable screen door
- Acceptable brands are Larson, Phantom, and Anderson.

#### **U. Seasonal Holiday Decorations**

Seasonal holiday decorations (i.e., Thanksgiving, Easter, Fourth of July, Memorial Day, Halloween, Labor Day, etc.) are permitted no more than 20 days prior and no more than 10 days after the holiday. Christmas decorations are allowed between Thanksgiving and January 10. Seasonal decorations are not to be mounted on any building except for the front entrance door and stair rails. Decorating is permitted in the trees and bushes, but state, county, and city electricity codes must be followed. There shall be no alteration of common elements, especially the placing of items on the grassy areas, which may interfere with the landscaping company's right of way. Front door wreaths and welcome door hangings are permitted year-round.

#### **V. Signs**

No flags, except for the U.S. flag, or decorations other than as above, and no signs are permitted in windows, on a building, or in the ground, except one "For Sale" sign in the front window, no greater than 18"x24", except for Orchid Cove Community events. "For Rent" or "For Lease" signs are not permitted. An alarm system sign is permitted.

#### **W. Trash Management**

All units must observe the Waste Management pick-up schedule for recycling and trash, which is as follows:

1. Trash: Tuesdays
2. Recycling: Tuesdays (picked up at 6 a.m.)
3. Trash: Fridays
4. Holiday schedules are announced as they occur and are usually one day later than the original collection day.

To prevent bird and other animal intrusion, all trash should be in secured plastic bags and should not be placed outside until the morning of pickup. Trash in garbage cans with secure lids and recycle bins (Tuesday pickup) may be placed on the driveway no earlier than 6 p.m. the evening preceding pickup and removed no later than midnight the day of garbage pickup.

#### **X. Unit Leases**

No unit may be leased more than twelve (12) times in a calendar year. There shall be no maximum length of a lease, but all leases for more than a year shall be deemed to include a provision reserving the right of the Association to approve or disapprove the continuance of the lease at annual intervals. No subleasing or assignment of lease rights by the lessee is permitted. No lease may be for a period of less than thirty (30) days. Occupancy is only by lessee and family. Occupancy by family members or guests greater than thirty (30) days shall be considered the same as a tenant and must fill out an application and be subject to the same rules as a lessee as stated below, even if no compensation is provided to the owner of the unit. Failure to follow the lease rules will result in a \$100.00 fine to the owner and the tenant.

An owner intending to lease his unit shall give the Association written notice at least 20 days prior to the proposed transaction with the name and address of the proposed lessee, a copy of the proposed lease and any other information which the Board of Directors may require.

1. Lease applications along with the signed and initialed Rules and Regulations are to be submitted to the Association Manager and require a \$150.00 processing fee for each adult or married couple, and valid government-issued photo IDs for each adult applicant to be used for a background check and may be waived for repeat lessees.
2. Application forms are available at the Association Management website (and at the Orchid Cove Condo Association [website](#)).
3. All leases must be in writing and only entire units may be leased.
4. All applications are to be approved by the Board of Directors.
5. All owners shall provide lessees with a copy of the Rules and Regulations. In addition, a printed copy must be readily available in a prominent place in the leased unit. All lessees are expected to abide by the Rules and Regulations.

**Y. Vehicles/Parking**

1. No commercial vehicles (trucks or vans), no bus, recreational vehicle, mobile home, campers, boats, trailers of any kind are permitted. Ordinary pickup trucks and SUVs are not included in the vehicles prohibited in the preceding sentence, provided such vehicles are limited to two axles and four wheels. Vehicles that are on the Common Elements during ordinary working hours for the purpose of providing service to Units or the Common Elements are not prohibited by the prohibition set forth in the first sentence of this paragraph. Unserviceable or non-registered vehicles must be kept within your garage, not in driveways or on the street. Owners are responsible for cleaning fluid stains on sidewalks and driveways, and damage to shrubs, lawns, or irrigation systems caused by their vehicle negligence.
2. In the event that there is a question of whether a particular vehicle is prohibited from being parked on the Common Elements, as described in the first paragraph, the Board of Directors shall decide the question, and its decision shall be based upon the standards described herein and whether such vehicle of such a different appearance from other vehicles that are permitted to be parked on the Common Elements detracts from the appearance and ambiance of the Condominium Property.
3. No vehicles shall be parked on any Common Elements except the areas marked as parking spaces.
4. Vehicles shall be parked tight against parking bumpers so as not to intrude upon areas used for moving traffic. Such vehicles shall also be parked in the middle of the marked parking space to allow those parking in adjacent spaces as much room as possible.
5. Parking of boats or trailers or any other item on the Common Elements is prohibited.



# POOL AREA RULES

These rules are to assure the safety and enjoyment of all users and are meant to meet the needs of the majority of users. The pool area includes the pool, pool deck, bathrooms, and cover area. **POOL AREA HOURS ARE DAWN (SUNRISE) TO DUSK (30 MINUTES AFTER SUNSET).** The pool temperature heater is kept at 85 degrees.

## 1. General

- Pool users are requested to immediately inform our association management company or board member of any safety or repair issues. Any questions concerning the rules should be directed to a board member or our management company.
- At the Board's discretion, pool area users who do not follow the rules or whose conduct is deemed improper may have their pool privileges suspended.
- Owners are responsible for the actions of their renters, their children, and their guests when using the pool. If the pool/pool area is damaged by them, owners are responsible for the repair costs.

## 2. Use of Pool

- **There is no lifeguard on duty.**
- **Swim at your own risk.**
- No diving in the pool.
- Do not swallow the pool water.
- No running, rough play or profane language is permitted in the pool area.
- No skateboards, roller skates, rollerblades, scooters, or bicycles are not permitted in the pool area.
- Swim diapers must be worn by all children who normally wear diapers.
- No one with a communicable disease or diarrhea may enter the pool.
- Showering is required before entering the pool.
- No soap or shampoo is allowed in the pool area for safety reasons.
- Proper bathing attire is required at all times.
- Flotation devices are limited to body-size inflatable rafts and their use is limited to non-crowded periods that will not disturb other pool users.
- The pool area is for owners, renters, and their guests only.
- A responsible adult (over the age of 18) must accompany and supervise children under the age of 14 in the pool area.
- No animals are allowed in the fenced pool area.
- All posted signs must be followed.

### **3. Use of Pool Area**

- Pool capacity is 20 persons.
- No glass containers are permitted in the fenced pool area.
- No food or beverages in the pool or on pool wet deck. Commercially bottled water in plastic bottles is allowed on the pool wet deck for pool patron hydration.
- All trash must be discarded in trash container and area cleaned like you found it.
- No smoking is allowed in the pool or pool area.
- Grills or cooking equipment are not permitted.

### **4. Pool Vandalism/Trespassing**

If damage or physical abuse is apparent or in case of a known late-night vandalism or disturbance, the Sheriff's office (911) should be called immediately. Also, the Sheriff's office should be called if unauthorized persons enter the pool area as they may be considered trespassing and be prosecuted. Under no circumstances should users become confrontational over a rule infraction. Our Association management company and a board member should also be notified.

# Orchid Cove Responsibility Matrix

|  |   | Responsible Party |            |
|--|---|-------------------|------------|
| Exterior Feature                                       | Operation   | Association       | Unit Owner |
| Air conditioner condenser                              | Maintenance, replacement                                      |                   | X          |
| Building exterior (stucco), entrance pads & stairwells | Power-washing as needed, maintenance, painting (every 10 yrs) | X                 |            |
| Downspouts   | Maintenance, washing, painting                                | X                 |            |
| Driveways (stamped)                                    | Power-washing, maintenance, painting, replacement             | X                 |            |
| Driveways (stamped)                                    | Sealing   |                   | X          |
| Front door   | Painting  | X                 |            |
| Front door   | Lock change   |                   | X          |
| Garage door  | Painting  | X                 |            |
| Garage door opener                                     | Maintenance, replacement                                      |                   | X          |
| Gutters  | Annual cleaning, maintenance, replacement                     | X                 |            |
| Landscaping  | Mowing, edging, irrigation                                    | X                 |            |
| Landscaping  | All tree trimming (every 2-3 years)                           | X                 |            |
| Landscaping  | Palm tree trimming (annual)                                   | X                 |            |
| Landscaping  | Plant or tree replacement, mulching                           | X                 |            |
| Light fixtures – building exterior                     | Maintenance, replacement                                      | X                 |            |
| Light fixtures – streetlight outage                    | Contact Florida Power & Light                                 |                   | X          |
| Mail Center  | Maintenance, painting   | X                 |            |
| Mailbox, unit  | Key replacement   |                   | X          |
| Mud daubers  | Removing/washing/cleaning                                     |                   | X          |
| Pool, pool fence, chairs, tables                       | Painting, maintenance, replacement                            | X                 |            |
| Tile roof  | Power-washing (every 2-3 yrs), maintenance, replacement       | X                 |            |
| Walkways (stamped & regular)                           | Power-washing, maintenance, painting, replacement             | X                 |            |
| Windows  | Wash exterior when building exterior is power washed          | X                 |            |
| Windows  | Cleaning (as needed)  |                   | X          |
| <b>Interior Feature</b>                                |   |                   |            |
| Air conditioner air handler, thermostat, dehumidistat  | Maintenance, replacement                                      |                   | X          |
| Dryer ducts  | Cleaning as needed  |                   | X          |
| Dryer ducts  | Cleaning every other year                                     | X                 |            |



Dear Unit Owner:

On behalf of your Condominium Association, Atlas Insurance Agency offers the following brief explanation of the insuring responsibilities of unit owners in a condominium association in Florida. The revised state statute (Ref, Florida 718.111) applies **to all new and renewal policies issued on or after July 1<sup>st</sup>, 2008** as follows:

The master policy provides **primary** insurance coverage for the following:

- All portions of the condominium property as originally installed or replacement of like kind and quality, in accordance with the original plans and specifications. *(Editor's note: This includes items such as HVAC, drywall, sheetrock, unfinished walls, unfinished floors, interior doors, interior non-load bearing walls, closet doors, closet rods, bath tubs, sinks, and toilets as long as items such as these were initially installed by the builder or are replacements of like kind and quality. )*
- All alterations or additions made to the condominium property or association property pursuant to s. 718.113(2)

The law provides that the following property components are **excluded** from the property and casualty insurance maintained by the condominium association. Coverage for these items would be obtained by the unit owners.

- Floor coverings, wall coverings, and ceiling coverings
  - Electrical fixtures
  - Appliances
  - Water heaters
  - Water filters
  - Built in cabinets and counter tops
  - Window treatments, including curtains, drapes, blinds, and hardware
- \*Replacements for any of the above listed property

Unit owners are responsible for any interior additions and upgrades that are not of like kind of quality to the original interior building items. Where the unit owner's policy covers the same property that is also covered by the master policy, the unit owner's policy shall be excess over the amount recoverable under the master policy. Unit owner policies shall be without rights of subrogation against the condominium association.

While items such as drywall, doors, and windows, may be the **maintenance** responsibility of the unit owner, they are the primary **insurance** responsibility of the association. Even if the condominium bylaws or documents stated that items such as drywall, windows, and doors were the primary insurance responsibility of the unit owner, Florida statute 718.111 dictates otherwise.

Should you have any questions or concerns, please contact your personal insurance agent.

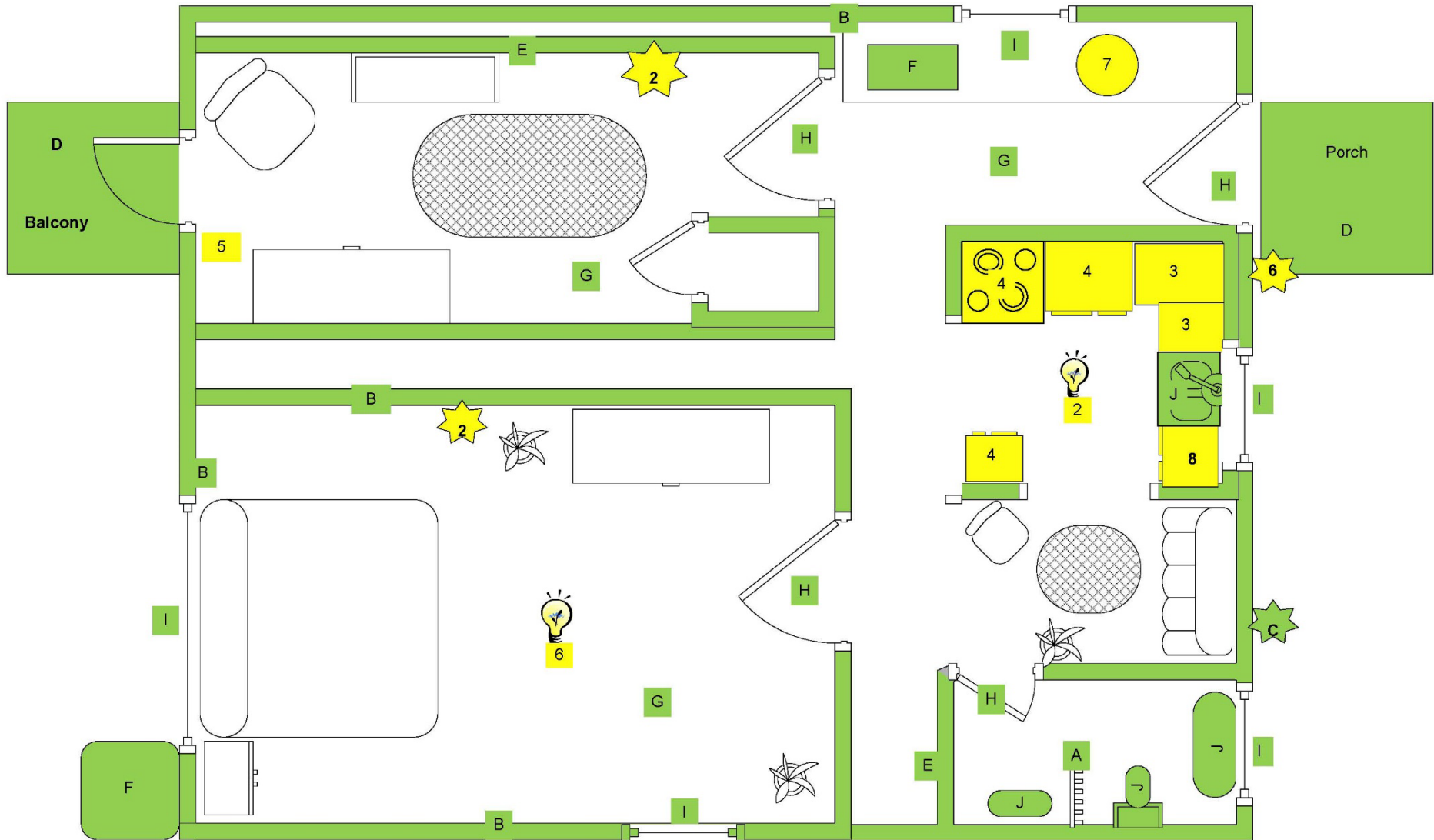


### Unit Owners Insurance Responsibilities: (Additions & Alterations)

- |   |                      |
|---|----------------------|
| 1. Wall/Floor/Ceiling coverings                             | 6. Chandelier/Lights |
| 2. Electrical Fixtures                                      | 7. Water Heaters     |
| 3. Counter Tops/Cabinets                                    | 8. Water Filters     |
| 4. Appliances   |                      |
| 5. Window treatments, curtains, Drapes, blinds and hardware |                      |

### Associations Insurance Responsibilities

- |  |                          |
|--|--------------------------|
| A. Hot/Cold Water Pipes                    | F. A/C Heat Equipment    |
| B. Perimeter/Load & Non-Load-Bearing Walls | G. Unfinished Floors     |
| C. Electrical Wiring                       | H. Interior Doors        |
| D. Balcony/Porches/Stairs                  | I. Windows/Sliding Doors |
| E. Unfinished Drywall/ Sheetrock           | J. Toilet/Bathtub/Sinks  |



*\*Condominium Association Coverage- All portions of the condominium property as originally installed or replacement of like kind and quality in accordance with the original plans and specifications.  
\*Refer to statute 718.111 and/or legal advice with further question.*



## Race/Pass Poster

### Healthcare Fire Safety

There are **four** essential steps to take if you discover a fire:

**R**



#### Rescue

anyone in immediate danger of the fire.

**A**



#### Alarm

Activate the nearest fire alarm **and** call your fire response telephone number.

**C**



#### Contain

fire by closing all doors in the fire area.

**E**



#### Extinguish

small fires. If the fire cannot be extinguished, leave the area and close the door.

- You should know:**
- Locations of nearest fire extinguishers and alarm pull boxes
  - The fire location - room number and building
  - All fire exits in your work area

### How to properly operate a Fire Extinguisher

**P**



#### Pull

the pin, release a lock latch or press a puncture lever.

**A**



#### Aim

the extinguisher at the base of the fire.

**S**



#### Squeeze

the handle of the fire extinguisher.

**S**



#### Sweep

from side-to-side at the base of the flame.

# Orchid Cove Condominium Association, Inc.

## Seasonal Leave Checklist

Several unit owners use Orchid Cove as a second home, leaving their condominiums vacant for long periods of time. Below are some preventative measures that owners can 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>water heater</i><br><input type="checkbox"/> <i>toilets</i> <input type="checkbox"/> <i>sinks</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. You may set your thermostat per <a href="#">Florida Power &amp; Light (FPL) recommendations</a>  | <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)               |

Having a neighbor, relative, friend, or the like periodically check your unit is always a great idea. **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**



**Xfinity Channel Lineup 2023-2029**  
**(HD = High Definition)**

|    |                      |     |                            |
|----|----------------------|-----|----------------------------|
| 1  | XFINITY PRESENTS     | 66  | COMEDY CENTRAL             |
| 2  | ION (WXPX)           | 67  | SYFY                       |
| 3  | PBS (WEDU)           | 68  | BRAVO                      |
| 5  | HALLMARK             | 69  | TRAVEL CHANNEL             |
| 6  | SUNCOAST NEWS (WSNN) | 72  | BALLY SPORTS FLORIDA       |
| 7  | ABC (WWSB)           | 79  | SHOPHQ                     |
| 8  | NBC (WFLA)           | 81  | HISTORY                    |
| 9  | THE CW (WTOG)        | 83  | MSNBC                      |
| 10 | CBS (WTSP)           | 104 | C-SPAN2                    |
| 11 | MY NETWORK TV (WTTA) | 105 | C-SPAN3                    |
| 12 | TV 32 (WMOR)         | 106 | FOX BUSINESS NETWORK       |
| 13 | FOX (WTVT)           | 109 | NATIONAL GEOGRAPHIC        |
| 14 | QVC                  | 111 | INVESTIGATION DISCOVERY    |
| 15 | UNIVISION (WVEA)     | 114 | BBC AMERICA                |
| 16 | NEWSNATION           | 117 | WE                         |
| 17 | ABC (WFTS)           | 119 | LIFETIME MOVIES            |
| 18 | C-SPAN               | 123 | OXYGEN                     |
| 21 | TELEMUNDO (WRMD)     | 126 | HISTORY                    |
| 22 | CTN (WCLF)           | 128 | UNIVERSAL KIDS             |
| 23 | UNIMAS (WFTT)        | 136 | DISNEY                     |
| 25 | NICKELODEON          | 147 | GAC FAMILY                 |
| 26 | A&E                  | 172 | UP                         |
| 27 | HLN                  | 173 | TV ONE                     |
| 29 | ESPN                 | 179 | GAME SHOW NETWORK          |
| 30 | ESPN2                | 185 | MSNBC                      |
| 31 | THE WEATHER CHANNEL  | 186 | SHOPHQ                     |
| 32 | CNN                  | 188 | JEWELRY TELEVISION         |
| 33 | MTV                  | 189 | LOCAL ORIGATION            |
| 34 | USA                  | 201 | WORLD (WEDU)               |
| 35 | BET                  | 202 | THE FLORIDA CHANNEL (WEDU) |
| 36 | LIFETIME             | 203 | PBS (WEDO)                 |
| 37 | FOOD NETWORK         | 205 | KIDS (WEDO)                |
| 38 | BALLY SPORTS SUN     | 206 | CREATE (WEDU)              |
| 39 | CNBC                 | 208 | GRIT TV (WSNN)             |
| 40 | DISCOVERY CHANNEL    | 209 | LAFF NETWORK (WSNN)        |
| 41 | HGTV                 | 211 | TRUE CRIME NETWORK (WTSP)  |
| 42 | BLOOMBERG TELEVISION | 212 | TWIST (WTSP)               |
| 44 | ANIMAL PLANET        | 216 | SPORTSGRID TV (WFLA)       |
| 45 | TLC                  | 218 | MOVIES! (WTVT)             |
| 46 | E!                   | 219 | HEROES & ICONS (WTVT)      |
| 48 | FOX SPORTS 1         | 220 | BUZZR TV (WTVT)            |
| 49 | GOLF CHANNEL         | 221 | COZI TV (WTTA)             |
| 50 | VH1                  | 222 | TELEXITOS (WRMD)           |
| 51 | FX                   | 223 | COURT TV (WXPX)            |
| 54 | JEWELRY TELEVISION   | 224 | DEFY TV (V1/XPX)           |
| 55 | FREEFORM             | 225 | START TV (WTOG)            |
| 56 | AMC                  | 226 | CIRCLE (WWSB)              |
| 58 | OWN                  | 228 | ESTRELLA TV (WMOR)         |
| 59 | TBS                  | 229 | ME TV (WMOR)               |
| 61 | TNT                  | 242 | TBN                        |
| 62 | TV LAND              | 243 | EWTN                       |
| 63 | TRUTV                | 244 | INSP                       |
| 64 | FOX NEWS CHANNEL     |     |                            |

# Xfinity Channel Lineup 2023-2029

(HD = High Definition)

|     |                            |     |                                |
|-----|----------------------------|-----|--------------------------------|
| 300 | XFINITY PRESENTS           | 441 | PBS (WEDO) HD                  |
| 301 | HBO EAST HD                | 443 | NICKELODEON HD                 |
| 302 | HBO                        | 444 | FREEFORM HD                    |
| 303 | HBO2                       | 445 | DISNEY HD                      |
| 304 | HBO SIGNATURE              | 450 | FOX SPORTS 1 HD                |
| 305 | HBO FAMILY                 | 451 | FX HD                          |
| 306 | HBO COMEDY                 | 453 | COMEDY CENTRAL HD              |
| 307 | HBO(W)                     | 455 | WE HD                          |
| 311 | HBO ZONE                   | 457 | E! HD                          |
| 312 | HBO LATINO                 | 458 | TRAVEL CHANNEL HD              |
| 385 | HALLMARK HD                | 459 | LIFETIME HD                    |
| 386 | UP HD                      | 463 | TV ONE HD                      |
| 387 | INVESTIGATION DISCOVERY HD | 465 | LIFETIME MOVIES HD             |
| 394 | TENNIS CHANNEL HD          | 468 | HALLMARK MOVIES & MYSTERIES HD |
| 397 | HLN HD                     | 469 | FOX BUSINESS NETWORK HD        |
| 398 | TRUTV HD                   | 470 | CNBC HD                        |
| 399 | MSNBC HD                   | 471 | QVC HD                         |
| 400 | SUNCOAST NEWS (WSNN) HD    | 473 | MTV HD                         |
| 401 | BALLY SPORTS SUN HD        | 474 | VH1 HD                         |
| 402 | BALLY SPORTS FLORIDA HD    | 475 | BET HD                         |
| 403 | ESPN HD                    | 481 | UNIVISION (WVEA) HD            |
| 404 | ESPN2 HD                   | 482 | TELEMUNDO (WRMD) HD            |
| 405 | GOLF CHANNEL HD            | 486 | SEC NETWORK HD                 |
| 407 | TNT HD                     | 517 | FXX HD                         |
| 408 | NEWSNATION HD              | 520 | THE WEATHER CHANNEL HD         |
| 410 | A&E HD                     | 636 | UNIVERSO                       |
| 411 | MTV LIVE HD                | 719 | HALLMARK MOVIES & MYSTERIES    |
| 412 | MOTOR TREND HD             | 728 | FXX                            |
| 413 | NATIONAL GEOGRAPHIC HD     | 737 | TENNIS CHANNEL                 |
| 414 | FOOD NETWORK HD            | 745 | SEC NETWORK                    |
| 415 | HGTV HD                    | 747 | ACC NETWORK                    |
| 416 | HBO EAST HD                | 768 | SEC NETWORK (OVERFLOW A)       |
| 420 | USA HD                     | 801 | MUSIC CHOICE HIT LIST          |
| 421 | TBS HD                     | 802 | MUSIC CHOICE MAX               |
| 422 | HISTORY HD                 | 803 | MUSIC CHOICE DANCE/EDM         |
| 423 | CNN HD                     | 804 | MUSIC CHOICE INDIE             |
| 424 | DISCOVERY CHANNEL HD       | 805 | MUSIC CHOICE HIP HOP AND R&B   |
| 425 | TLC HD                     | 806 | MUSIC CHOICE RAP               |
| 426 | ANIMAL PLANET HD           | 807 | MUSIC CHOICE HIP-HOP CLASSICS  |
| 427 | SYFY HD                    | 808 | MUSIC CHOICE THROWBACK JAMZ    |
| 428 | FOX NEWS CHANNEL HD        | 809 | MUSIC CHOICE R&B CLASSICS      |
| 429 | AMC HD                     | 810 | MUSIC CHOICE R&B SOUL          |
| 430 | BRAVO HD                   | 811 | MUSIC CHOICE GOSPEL            |
| 431 | ABC(WWSB) HD               | 812 | MUSIC CHOICE REGGAE            |
| 432 | NBC (WFLA) HD              | 813 | MUSIC CHOICE ROCK              |
| 433 | CBS(WTSP) HD               | 814 | MUSIC CHOICE METAL             |
| 434 | FOX (WTVT) HD              | 815 | MUSIC CHOICE ALTERNATIVE       |
| 435 | MY NETWORK TV (WTTA) HO    | 816 | MUSIC CHOICE ADULT ALTERNATIVE |
| 436 | THE CW (WTOG) HD           | 817 | MUSIC CHOICE ROCK HITS         |
| 437 | TV 32 (WMOR) HD            | 818 | MUSIC CHOICE CLASSIC ROCK      |
| 438 | ION (WXPX) HD              | 819 | MUSIC CHOICE SOFT ROCK         |
| 439 | CTN (WCLF) HD              | 820 | MUSIC CHOICE LOVE SONGS        |
| 440 | PBS (WEDU) HD              | 821 | MUSIC CHOICE POP HITS          |

# Xfinity Channel Lineup 2023-2029

(HD = High Definition)

|      |                                     |      |                                |
|------|-------------------------------------|------|--------------------------------|
| 822  | MUSIC CHOICE PARTY FAVORITES        | 1121 | CNBC HD                        |
| 823  | MUSIC CHOICE TEEN BEATS             | 1122 | BLOOMBERG TELEVISION           |
| 824  | MUSIC CHOICE KIDZ ONLY              | 1123 | FOX BUSINESS NETWORK HD        |
| 825  | MUSIC CHOICE TODDLER TUNES          | 1158 | WORLD (WEDU)                   |
| 826  | MUSIC CHOICE Y2K                    | 1159 | THE FLORIDA CHANNEL (WEDU)     |
| 827  | MUSIC CHOICE '90S                   | 1160 | CREATE (WEDU)                  |
| 828  | MUSIC CHOICE '80S                   | 1162 | KIDS (WEDO)                    |
| 829  | MUSIC CHOICE '70S                   | 1166 | GRIT TV (WSNN)                 |
| 830  | MUSIC CHOICE SOLID GOLD OLDIES      | 1167 | LAFF NETWORK (WSNN)            |
| 831  | MUSIC CHOICE POP & COUNTRY          | 1171 | MOVIES! (WTVT)                 |
| 832  | MUSIC CHOICE TODAY'S COUNTRY        | 1172 | BUZZR TV (WTVT)                |
| 833  | MUSIC CHOICE COUNTRY HITS           | 1173 | HEROES & ICONS (WTVT)          |
| 834  | MUSIC CHOICE CLASSIC COUNTRY        | 1175 | TWIST (WTSP)                   |
| 835  | MUSIC CHOICE CONTEMPORARY CHRISTIAN | 1176 | TRUE CRIME NETWORK (WTSP)      |
| 836  | MUSIC CHOICE POP LATINO             | 1179 | SPORTSGRID TV (WFLA)           |
| 837  | MUSIC CHOICE MUSICA URBANA          | 1180 | ANTENNA TV (WFLA)              |
| 838  | MUSIC CHOICE MEXICANA               | 1183 | COZI TV (WTTA)                 |
| 839  | MUSIC CHOICE TROPICALES             | 1186 | ME TV(WMOR)                    |
| 840  | MUSIC CHOICE ROMANCES               | 1187 | ESTRELLA TV (WMOR)             |
| 841  | MUSIC CHOICE SOUNDS OF THE SEASONS  | 1190 | START TV (WTOG)                |
| 842  | MUSIC CHOICE STAGE & SCREEN         | 1193 | CIRCLE (WWSB)                  |
| 843  | MUSIC CHOICE SOUNDSCAPES            | 1195 | UNIMAS (WVEA) HD               |
| 844  | MUSIC CHOICE SMOOTH JAZZ            | 1196 | TELEXITOS (WRMD)               |
| 845  | MUSIC CHOICE JAZZ                   | 1198 | COURT TV (WXPX)                |
| 846  | MUSIC CHOICE BLUES                  | 1199 | DEFY TV (WXPX)                 |
| 847  | MUSIC CHOICE SINGERS & SWINGS       | 1205 | ESPN HD                        |
| 848  | MUSIC CHOICE CLASSICAL MASTERPIECES | 1206 | ESPN2 HD                       |
| 849  | MUSIC CHOICE EASY LISTENING         | 1208 | FOX SPORTS 1 HD                |
| 850  | MUSIC CHOICE LIGHT CLASSICAL        | 1223 | GOLF CHANNEL HD                |
| 1000 | XFINITY PRESENTS                    | 1224 | TENNIS CHANNEL HD              |
| 1003 | PBS (WEDU) HD                       | 1243 | MOTOR TREND HD                 |
| 1008 | NBC (WFLA) HD                       | 1250 | BALLY SPORTS FLORIDA HD        |
| 1010 | CBS (WTSP) HD                       | 1251 | BALLY SPORTS SUN HD            |
| 1013 | FOX (WTVT) HD                       | 1321 | SEC NETWORK HD                 |
| 1016 | PBS (WEDQ) HD                       | 1325 | ACC NETWORK HD                 |
| 1022 | CTN (WCLF) HD                       | 1402 | A&E HD                         |
| 1023 | QVC HD                              | 1403 | USA HD                         |
| 1028 | ABC (WFTS)                          | 1404 | TNT HD                         |
| 1032 | TV 32 (WMOR) HD                     | 1405 | AMC HD                         |
| 1038 | MY NETWORK TV (WTTA) HD             | 1409 | FX HD                          |
| 1039 | SUNCOAST NEWS (WSNN) HD             | 1410 | FXX HD                         |
| 1040 | ABC(WWSB) HD                        | 1411 | SYFY HD                        |
| 1044 | THE CW (WJ"OG) HD                   | 1418 | BBC AMERICA                    |
| 1049 | TELEMUNDO(WRMD)HD                   | 1420 | NEWSNATION HD                  |
| 1050 | UNIVISION (WVEA) HD                 | 1428 | WE HD                          |
| 1062 | UNIMAS (WFTT)                       | 1430 | TRUTV HD                       |
| 1066 | ION (WXPX) HD                       | 1434 | TBS HD                         |
| 1098 | LEASED ACCESS                       | 1435 | COMEDY CENTRAL HD              |
| 1102 | THE WEATHER CHANNEL HD              | 1444 | INVESTIGATION DISCOVERY HD     |
| 1110 | FOX NEWS CHANNEL HD                 | 1449 | DISCOVERY CHANNEL HD           |
| 1111 | CNN HD                              | 1450 | TLC HD                         |
| 1112 | HLN HD                              | 1455 | LIFETIME HD                    |
| 1113 | MSNBC HD                            | 1456 | LIFETIME MOVIES HD             |
| 1457 | UP HD                               | 1578 | MUSIC CHOICE '70S              |
| 1458 | HALLMARK HD                         | 1579 | MUSIC CHOICE SOLID GOLD OLDIES |

**Xfinity Channel Lineup 2023-2029**  
**(HD = High Definition)**

|      |                                |      |                                     |
|------|--------------------------------|------|-------------------------------------|
| 1459 | HALLMARK MOVIES & MYSTERIES HD | 1580 | MUSIC CHOICE POP & COUNTRY          |
| 1463 | BRAVO HD                       | 1581 | MUSIC CHOICE TODAY'S COUNTRY        |
| 1464 | OWN                            | 1582 | MUSIC CHOICE COUNTRY HITS           |
| 1465 | OXYGEN                         | 1583 | MUSIC CHOICE CLASSIC COUNTRY        |
| 1466 | E! HD                          | 1584 | MUSIC CHOICE CONTEMPORARY CHRISTIAN |
| 1471 | ANIMAL PLANET HD               | 1585 | MUSIC CHOICE POP LATINO             |
| 1473 | NATIONAL GEOGRAPHIC HD         | 1586 | MUSIC CHOICE MUSICA URBANA          |
| 1478 | HISTORY HD                     | 1587 | MUSIC CHOICE MEXICANA               |
| 1484 | FOOD NETWORK HD                | 1588 | MUSIC CHOICE TROPICALES             |
| 1488 | TRAVEL CHANNEL HD              | 1589 | MUSIC CHOICE ROMANCES               |
| 1492 | HGTV HD                        | 1590 | MUSIC CHOICE SOUNDS OF THE SEASONS  |
| 1550 | MUSIC CHOICE HIT LIST          | 1591 | MUSIC CHOICE STAGE & SCREEN         |
| 1551 | MUSIC CHOICE MAX               | 1592 | MUSIC CHOICE SOUNDSCAPES            |
| 1552 | MUSIC CHOICE DANCE/EDM         | 1593 | MUSIC CHOICE SMOOTH JAZZ            |
| 1553 | MUSIC CHOICE INDIE             | 1594 | MUSIC CHOICE JAZZ                   |
| 1554 | MUSIC CHOICE HIP HOP AND R&B   | 1595 | MUSIC CHOICE BLUES                  |
| 1555 | MUSIC CHOICE RAP               | 1596 | MUSIC CHOICE SINGERS & SWINGS       |
| 1556 | MUSIC CHOICE HIP-HOP CLASSICS  | 1597 | MUSIC CHOICE CLASSICAL MASTERPIECES |
| 1557 | MUSIC CHOICE THROWBACK JAMZ    | 1598 | MUSIC CHOICE EASY LISTENING         |
| 1558 | MUSIC CHOICE R&B CLASSICS      | 1599 | MUSIC CHOICE LIGHT CLASSICAL        |
| 1559 | MUSIC CHOICE R&B SOUL          | 1606 | MTV HD                              |
| 1560 | MUSIC CHOICE GOSPEL            | 1607 | VH1 HD                              |
| 1561 | MUSIC CHOICE REGGAE            | 1612 | MTV LIVE HD                         |
| 1562 | MUSIC CHOICE ROCK              | 1625 | BET HD                              |
| 1563 | MUSIC CHOICE METAL             | 1626 | TV ONE HD                           |
| 1564 | MUSIC CHOICE ALTERNATIVE       | 1707 | UNIVERSAL KIDS                      |
| 1565 | MUSIC CHOICE ADULT ALTERNATIVE | 1715 | DISNEY HD                           |
| 1566 | MUSIC CHOICE ROCK HITS         | 1728 | NICKELODEON HD                      |
| 1567 | MUSIC CHOICE CLASSIC ROCK      | 1742 | FREEFORM HD                         |
| 1568 | MUSIC CHOICE SOFT ROCK         | 1802 | HBO EAST HD                         |
| 1569 | MUSIC CHOICE LOVE SONGS        | 1803 | HBO (W)                             |
| 1570 | MUSIC CHOICE POP HITS          | 1804 | HBO2                                |
| 1571 | MUSIC CHOICE PARTY FAVORITES   | 1806 | HBO SIGNATURE                       |
| 1572 | MUSIC CHOICE TEEN BEATS        | 1808 | HBO FAMILY                          |
| 1573 | MUSIC CHOICE KIDZ ONLY         | 1810 | HBO COMEDY                          |
| 1574 | MUSIC CHOICE TODDLER TUNES     | 1812 | HBO ZONE                            |
| 1575 | MUSIC CHOICE Y2K               | 1814 | HBO LATINO                          |
| 1576 | MUSIC CHOICE '90S              | 1882 | XFINITY PRESENTS                    |
| 1577 | MUSIC CHOICE '80S              | 1897 | XFINITY PRESENTS                    |

## Orchid Cove Recommended Vendors



Following is a list of vendors that the residents of our community, **Orchid Cove**, can **recommend** to each other. Sharing what we have learned about those who fix our homes is one of the benefits of community living. This information is based on actual experiences with these vendors and is intended to be only part of the research that owners should do before hiring these services.



**DISCLAIMERS:** Any recommendations are not, of course, a guarantee that anyone else will have the same experience. Nor are they the recommendations of the **Orchid Cove Condominium Association, which does not endorse any specific vendors and assumes no responsibility or liability** for any consequences of their hire.

Only information from residents who are willing to identify themselves by name may be compiled and shared. This info will be public and may be read by anyone. For that reason, all comments submitted by owners will be subject to revision or non-inclusion if not considered appropriate by the Vendor List Editor.

If anyone has used a provider which they'd like to recommend, please forward pertinent information to Dave Loskota at [DLoskota@comcast.net](mailto:DLoskota@comcast.net):

- The company name and phone no. (and contact person info if available)
- Briefly describe what the company did for you and when, how you rate their services and cost (0 – 5 stars), and whether you'd use them again

**This list will be updated on the Orchid Cove website whenever you want to offer new info on a service provider** (either a new vendor or one that's already listed). **Any new information** will be posted in the next **Connection** newsletter.

In the following table, click on a company name – it's a link to their website. Good luck in all your home improvement endeavors!

| <b>Company/Contact</b> | <b>Address, Phone No.</b> | <b>Date/Service Provided</b> | <b>Owner Comments</b> | <b>Owner Rating</b><br>☆☆☆☆☆ |
|------------------------|---------------------------|------------------------------|-----------------------|------------------------------|
|------------------------|---------------------------|------------------------------|-----------------------|------------------------------|

## COUNTERTOPS

|                                    |                                      |   |   |       |
|------------------------------------|--------------------------------------|---|---|-------|
| <a href="#">Joseph Corlett LLC</a> | Sarasota, FL 34231<br>(248) 842-5693 | Resurfaced & fixed crack in Corian countertop | <b>Kim &amp; Beth Strub:</b> When finished, it looked like new. | ★★★★★ |
|                                    |                                      |   |   |       |

## DRYER VENT CLEANING

|   |  |   |  |       |
|---|--|---|--|-------|
| <a href="#">Vent Solutions LLC</a><br>Steve | Sarasota, FL<br>(941) 256-5833 cell<br>(941) 587-8134 office | Mar-April 2015: All units had their dryer vents cleaned | <b>Dave &amp; Kim Loskota, Gayle Vogel:</b> Efficient, courteous and knowledgeable service, at a low, group-rate cost.<br><a href="mailto:ventsolutionsofsarasota@gmail.com">ventsolutionsofsarasota@gmail.com</a> | ★★★★★ |
|   |  |   |  |       |

## HEATING AND AIR CONDITIONING

|  |  |                                       |   |       |
|--|--|---------------------------------------|---|-------|
| <a href="#">Wentzel's Heating, Air Conditioning &amp; Electrical</a> | 51 Alafia Drive<br>Sarasota, FL 34240<br>(941) 925-2430<br><b>Patrick McCoy</b><br>Cell (941) 539-1328 | Replaced air conditioner              | <b>Kim &amp; Beth Strub:</b> pleased with the service and price   | ★★★★★ |
|  |  | 2016: replaced air conditioner        | <b>Dave &amp; Kim Loskota:</b> replaced the original RUUD heat pump system with a Bryant system. Immediate response, knowledgeable service, quality work, competitive pricing. Will also use them for twice-yearly maintenance contract. <a href="mailto:patrickatwentzels@gmail.com">patrickatwentzels@gmail.com</a> | ★★★★★ |
| <a href="#">Manatee Air Heating &amp; Cooling</a>                    | 5819 21st Street East<br>Bradenton, FL 34203<br>(941)758-2323  | 2013: Replaced heat pump & humidistat | <b>Rich &amp; Patti Balogh:</b> Excellent customer service, quality work; provided temporary A/C in summer until unit could be replaced in two days.  | ★★★★★ |
|  |  |                                       |   |       |



| <b>Company/Contact</b>   | <b>Address, Phone No.</b>  | <b>Date/Service Provided</b>  | <b>Owner Comments</b>   | <b>Owner Rating</b><br>☆☆☆☆☆ |
|--|--|---|---|------------------------------|
| <a href="#">Modern Air &amp; Refrigeration</a>   | 2015 Whitfield Park Loop<br>Sarasota, FL 34243<br>(941) 727-0330<br>(941) 404-7557 | March 2015: A/C work  | <b>Mark and Becky Murphy:</b> They did an excellent job. They were on time, very professional and reasonably priced. Would highly recommend them for A/C work.  | ★★★★★                        |
| <b>TILE/GROUT CLEANING/COLOR RESTORATION</b>   |  |   |   |                              |
| <a href="#">Grout Busters</a>  | Sarasota, FL<br>(941) 549-3117   | December 2017   | <b>Kim and Beth Strub:</b> They cleaned our tile and re-colored the grout. They did a fantastic job and we'd recommend them to anyone.  | ★★★★★                        |
|  |  |   |   |                              |
| <b>HOUSE SITTER</b>  |  |   |   |                              |
| <a href="#">Tom and Nicole's House Sitting Services LLC</a><br>Tom Hearn<br><a href="mailto:tah0608@yahoo.com">tah0608@yahoo.com</a> | 16315 Upper Manatee River Road<br>Bradenton, FL 34212<br>(941) 735-8525 (cell)     | Since 2013  | <b>Dave and Kim Loskota:</b> While we're away for extended periods, Tom does a check-up inspection twice-a-month and emails a report. Timely, good service, fair price, and easy to contact via phone/email. He provides these services to several Orchid Cove residents. | ★★★★★                        |
|  |  |   |   |                              |
| <b>PLUMBING</b>  |  |   |   |                              |
| <a href="#">Professional Plumbing &amp; Design (PPD)</a>   | 4450 Middle Ave<br>Sarasota, FL 34234<br>(941) 355-5400                            | November 2014:<br>Found and fixed leaking water supply line to toilet | <b>Dave &amp; Kim Loskota:</b> PPD arrived on-time, was respectful and conversant, did a thorough and efficient job, and charged a fee that seemed on the high side of reasonable. But, we'd probably use them again.   | ★★★                          |
| <b>WATER HEATER</b>  |  |   |   |                              |
| <a href="#">Ace Plumbing</a>   | 5642 Jason Lee Place<br>Sarasota, FL 34233<br>(941) 924-2663                       | 2014: Replaced hot water tank   | <b>Rich &amp; Patti Balogh:</b> Very fair price with excellent, on-time installation.   | ★★★★★                        |

| Company/Contact   | Address, Phone No.   | Date/Service Provided  | Owner Comments   | Owner Rating<br>☆☆☆☆☆ |
|---|--|--|--|-----------------------|
| <a href="#">Craft Plumbing Services LLC</a><br>Stephen Craft  | 2114 28 <sup>th</sup> St Ct E<br>Palmetto, FL 34221<br>(941) 737-6835              | April 2015: Replaced hot water heater for<br><b>Barbara Dalgaard</b> | <b>Robert Semple:</b> Very personable, price was about half the quotes from two other firms.<br><a href="mailto:CraftPlumbing@hotmail.com">CraftPlumbing@hotmail.com</a>   | ★★★★★                 |
| <a href="#">Pipeflow Plumbing LLC</a><br>Rick Stolte          | 15370 Blue Fish Cir<br>Bradenton FL 34202<br>(941) 727-8383<br>(941) 877-4142 cell | January 2019:<br>Replaced hot water heater                           | <b>Larry Hiither:</b> Rick gave a free estimate, was very professional, arrived at the established time, made a pre-call prior to arrival, completed the work in a timely manner and cleaned up when finished. I felt his pricing was very reasonable.<br><a href="mailto:service@pipeflowplumbing.com">service@pipeflowplumbing.com</a><br><a href="mailto:rstolte@pipeflowplumbing.com">rstolte@pipeflowplumbing.com</a> | ★★★★★                 |
|   |  |  |  |                       |
| <b>SLIDING GLASS DOOR REPAIR</b>                              |  |  |  |                       |
| <a href="#">PRO Sliding Glass Door Repair</a><br>Mark Freddes | 4221 73 <sup>rd</sup> Ter E<br>Sarasota FL 34243<br>(941) 928-2263                 | July 2021: re-aligned panels   | <b>Greg Blanchard:</b> The workers were knowledgeable and efficient. They arrived on-time, accurately diagnosed the problem with my sliders and had all the tools needed to make the adjustments required. The work area was left clean.   | ★★★★★                 |
|   |  | October 2021:<br>replaced rollers                                    | <b>Dave &amp; Kim Loskota:</b> They replaced our worn-out rollers with upgrades, and showed us how to use a spray lubricating cleaner, <a href="#">Alum-a-Lub</a> (available on Amazon), quarterly to further reduce friction for smoother rolling.  | ★★★★★                 |
|   |  |  |  |                       |
| <b>LANAI RE-SCREENING</b>                                     |  |  |  |                       |
| <b>Superior Rescreening</b><br>Matt Piermarini                | 6607 13 <sup>th</sup> Ave E<br>Bradenton FL 34208<br>(941) 720-3781                | 2021: re-screened entire lanai                                       | <b>Maria Keenan:</b> I would certainly use them again.   | ★★★★★                 |

| Company/Contact | Address, Phone No. | Date/Service Provided | Owner Comments | Owner Rating<br>☆☆☆☆☆ |
|-----------------|--------------------|-----------------------|----------------|-----------------------|
|-----------------|--------------------|-----------------------|----------------|-----------------------|

## **GARAGE DOOR REPAIR**

|  |  |              |   |       |
|--|--|--------------|---|-------|
| <a href="#"><u>D &amp; D Garage Doors</u></a>                | 1177 Cattlemen Rd.<br>Sarasota FL 34232<br>(941) 371-7242            | Summer 2022  | <b>Greg Blanchard: D&amp;D</b> repaired a loose ceiling bracket for one of the garage door tracks. A solution was quickly determined, and the loose bracket was re-secured and straightened. The modest cost was just for the service call. I'd previously used <b>D&amp;D</b> to replace a broken spring and change the steel door wheels for quieter, more durable nylon wheels. D&D was the company that installed the original garage doors in Orchid Cove. | ★★★★★ |
|  |  | April 2023   | <b>Dave &amp; Kim Loskota: D&amp;D</b> replaced our 1) broken door spring, 2) old aluminum rollers with ball-bearing nylon rollers, and 3) rubber sealer at the door's base. Once connected with the scheduler, D&D dispatched an experienced technician the very next day. He came on time and expertly finished the job in less than an hour. He had to return a day later with a different rubber sealer, but at no additional cost.                         | ★★★★★ |
| <a href="#"><u>Garage Service Today</u></a><br>Jimmy Johnson | 8015 Whitfield Park<br>Ave E<br>Bradenton FL 34211<br>(941) 955-9441 | January 2024 | <b>Larry Hiither:</b> They did a terrific job. They had to replace the spring rod, bracket and rollers. The repair was done in about an hour. They showed up on time and Jimmy Johnson was terrific. I thought the price was very reasonable.   | ★★★★★ |
|  |  |              |   |       |

| <b>Company/Contact</b> | <b>Address, Phone No.</b> | <b>Date/Service Provided</b> | <b>Owner Comments</b> | <b>Owner Rating</b><br>☆☆☆☆☆ |
|------------------------|---------------------------|------------------------------|-----------------------|------------------------------|
|------------------------|---------------------------|------------------------------|-----------------------|------------------------------|

## **HURRICANE SHUTTER INSTALLATION/REMOVAL**

|   |  |   |   |       |
|---|--|---|---|-------|
| <b>David Moore</b><br>(carpenter/remodeler)<br><a href="mailto:Davemoore782@gmail.com">Davemoore782@gmail.com</a> | 2925 Woodcrest Dr<br>Sarasota FL 35239<br>941-725-3033 | 2022 & 2023<br>Installed and removed<br>temporary hurricane<br>shutters | <b>Jane &amp; Eric Schneider:</b> Dave was prompt in<br>putting them up and taking them down.<br>Shutters were neatly stowed away. Very<br>happy with his services. | ★★★★★ |
|   |  |   |   |       |

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

