



The Orchid Cove Connection

December

2024

Vol. 12 No. 6

ORCHID COVE BOARD MEETINGS

Next Board Meeting:

January (date to be determined)

Preserve Community Center & ZOOM



On **November 11**, two meetings were held:

1. **Special Members Meeting**, at which owners voted to approve three measures:
 - a. Cross-utilization of reserve funds, if needed.
 - b. Carry-over of any 2024 income to the 2025 budget, enabling the Association to avoid paying income taxes.
 - c. Financial reporting waiver, to reduce costs.
2. **Regular Board meeting**, at which the 2025 budget was discussed and approved.

TWO OF OUR OWN PASS AWAY

With heavy hearts, we mourn the recent deaths of two neighbors and friends here in Orchid Cove.

✚ **Michael Campbell**, owner of Unit 7630, recently passed on October 27. Mike's daughter, **Christina Sherman**, has graciously provided this look back at his life's highlights.

Michael Charles Campbell, 70, passed away after a long fight with gallbladder cancer.

Michael was born on January 29, 1954 to Arlene & Charles in Rochester, NY. After Mike graduated from the Rochester Institute of Technology, he started his first job at Kodak, where he eventually retired after a fulfilling career as a fleet manager. Upon retiring, Michael moved to Florida to follow his daughter and be close to her as she started a family. He spent his time shopping for his grandkids, finding the best deals, dining out, sitting at the pool, or watching the sunset.

Michael is survived by his daughter, Christina Sherman & son-in-law Alex Sherman and their two children, Owen & Alina; as well as sisters and a brother. Michael will always be remembered for his genuine kindness and love for his grandchildren.



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Dear Santa, before I explain, how much do you know already?



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✚ **Lorraine Boucher**, Unit 7632. At 80 years of age, Lorraine passed away on November 1. Her husband **Charlie** died in July last year. We've reached out to Charlie's sister **Diane** for highlights of Lorraine's life and hope to have a response for the January **Connection**.

Rest in peace, Michael and Lorraine. You will be sorely missed.



ORCHID COVE BOARD MATTERS

❖ 2025 Budget

The budget adopted for 2025 has been uploaded to our [website](#). Quarterly dues will be \$1,375/unit, an 18% increase over 2024.



Orchid Cove Dues	2024	2025
Maintenance Assessment	\$ 927	\$ 1,053
Reserve Assessment	\$ 238	\$ 322
Total	\$ 1,165	\$ 1,375

The major reasons? General maintenance costs and reserves. See the budget for details and read the next article on the recently completed Reserve Study.

❖ Reserve Study



In August, the firm of [Staebler Appraisal and Consulting Services](#) completed a comprehensive [Reserve Study for Orchid Cove](#) (posted on our website). Staebler is highly qualified and experienced in conducting reserve studies.

"The main reason Santa is so jolly is because he knows where all the bad girls live." -- George Carlin

➤ From Staebler's report for Orchid Cove:

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of the association's board members. A reserve study is a planning tool that guides the association in making decisions for the future upkeep of the property. Using these studies will help reduce the need for special assessments in the future and help enhance our future property values.

There are two components to a reserve study: a **physical analysis** and a **financial analysis**.

➤ From Staebler's website:

...studies have shown that communities with reserves in place have a much better overall community appearance, which in turn is appealing to homeowners and interested buyers alike.

➤ From the Executive Summary of Staebler's report for Orchid Cove:

Current Annual Contribution (2024)	\$45,770
Required Contribution Pooling	\$117,849
Required Contribution Straight-line	\$238,062
Current Percent Funded	15%
Current Total Liability	\$1,061,969

With 15% funding status, the association (Orchid Cove) is severely underfunded. The study indicates that a **significant increase in reserve funding** will be required in the coming years.

For 2025, Orchid Cove has budgeted a **much lower** reserve assessment of **\$61,850** (a 35% increase from 2024), rather than the recommended **\$117,849/yr**. This shortfall is a serious matter. The Board intends to form a committee in 2025 to seek community input on addressing the shortfall and on budgeting for our future reserve funds.

❖ Roof Replacement Update

Currently, buildings 1-9 have been completed; 10 & 11 are nearly done. Only building 12 and the pool house remain. After the re-roofing project is totally completed, a wind mitigation study will be conducted. For that study, access to one of the upper units in each building will be needed. More information will come when the study date is determined.



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❖ Handyman

The Board has selected a handyman – **Aaron Schaeffer** – for its miscellaneous maintenance projects. Among them is replacing the carriage lights above each garage in the neighborhood. Aaron has also been used by some owners to re-screen a lanai and install/remove hurricane shutters.

MEET OUR NEW NEIGHBORS!



Since the May edition of the **Connection**, two units in Orchid Cove have been sold. Warmly welcomed to our community, the new owners are:

• Unit 7516 Mary Boisclair

Mary moved into Orchid Cove on September 3. From Connecticut (although born in New Hampshire), she moved to Sarasota in 1975. Upon graduating from St. Leo College in FL, she became an elementary school teacher (for the past 17 years). Before that, Mary was a flight attendant for American Airlines. She hopes to retire within a year (or two...). Her mom, brother, and sister live in Sarasota. She usually goes back to CT for the summer. Mary enjoys music and outdoor sports – she rides an electric bike! She's looking forward to meeting Orchid Cove neighbors at our next Pool Party. **A big Welcome, Mary, from your Orchid Cove neighbors!**



"I once bought my kids a set of batteries for Christmas with a note on them saying, 'Toys not included.' -- Bernard Manning

• Unit 7518 Ronald & Dayle Cambridge



Ronald and Dayle moved in on November 15. Ron's from Indianapolis IN; Dayle's from Cincinnati OH, and they celebrated their 53rd anniversary in October. They both worked for the Jordan Marsh department store chain over the years, moving 27 times. Eventually, they formed their own company, building shops for resorts, hotels & cruise ships; and golf clubhouses. About 10 years ago, Ron & Dayle sold their business and retired. In Florida since the mid-70s, they lived in University Park 3½ years ago. Their daughter Andrea & her husband live in Brooklyn NY. **Welcome to Orchid Cove, you two!**

TREASURER'S REPORT

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

Assets		October 31, 2024
Checking Account		\$165,117
Money Market Accounts (2)		505,523
Certificate of Deposit (1)		88,955
Receivables & Other Assets		24,988
Total Assets		\$784,583
Income and Expenses		Jan - Oct 2024
	Budget	Actual
Income	\$148,760	\$149,326
Expenses	148,760	166,843
Jan – Oct 2024 Net Income (Loss)		(\$17,517)



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MAINTENANCE MATTERS

- **Oak Tree Trimming** was done the last week of November.
- **Other Landscape Projects** – many dead branches on the orchid trees and three Arica palms need trimming. The Board has requested a bid from [Arbor Tree Rescue](#).

ORCHID COVE POOL SOCIAL



The Pool Social organizers – **Larry and Suzanne Hiither**, and **Colleen Kleysen** – have resumed scheduling these monthly neighborhood get-togethers. The first one is set for **January 8, 2025 at 4:30pm** – at the pool, of course!

DID YOU KNOW?

❖ Christmas & New Year's Weeks – Garbage/Recycling

From the County's [website](#):

"When a holiday falls on a scheduled pickup day, **garbage, recycling and yard waste will be collected one day later** than your scheduled pickup day for the rest of that week. Regular collection days resume the following Monday."

Thus, for the Christmas & New Year's weeks:

- **Friday's garbage** will be collected on **Saturday**, December 28, and **Saturday**, January 4.



RULES AND REGULATIONS

Individual sections of the [Rules and Regulations \(R&R\)](#) are regularly reviewed in the **Connection**. This month's subject concerns **Seasonal Holiday Decorations**. Here's what the R&R say:

KEEP
CALM
AND
FOLLOW
THE RULES

How is Christmas exactly like your job? You do all the work and some fat guy in a suit gets all the credit.

"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 before 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

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 wreath and welcome door hangings are permitted year around."

If you have any questions, contact our PCM Property Manager, **Judie Littell**. If you have a suggestion for a new rule or revision to an existing rule, contact the [Documents Committee](#), Judie, or a Board member.

TARA MASTER ASSOCIATION



Next Board Meeting:
January 23 – 9:30am

Preserve Community Center & ZOOM

❖ 2025 Budget

At the **November 18** TMA Board meeting, the TMA budget for 2025 was approved – a **6.7% increase from 2024**.

TMA Annual Dues	2024		2025	
	TGCC	Preserve	TGCC	Preserve
ECT Fees	\$840.80	\$840.80	\$883.63	\$883.63
TGCC Only Fees	36.63		41.41	
Common Fees	145.81	145.81	169.13	169.13
Total Fee	\$1,023.25	\$986.61	\$1,094.17	\$1,052.76

The **annual fee** is billed in December, and due in **January**. Of that amount, over **83%** is for Electronic Communication and Transmission (**ECT**) costs – **cable TV & internet services** (via the bulk contract with Xfinity).

I'm dreaming of a white Christmas. But if the white runs out, I'll drink the red.



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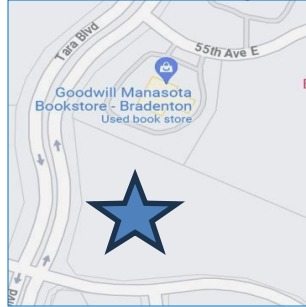
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PROPOSED APARTMENT PROJECT UPDATE

The revised project consists of: three, 3-story rental apartment buildings for 72 units total, with parking for 160 autos. The **re-zoning application** for the project's three parcels (at Tara Blvd & Stone River Rd) was denied back on June 20.



Representatives for the developer – **Micron Investments** and **Towne Realty** – filed a petition for relief, claiming the decision was unfair and unjust. Arguments were to be heard by a special magistrate on October 11, but the hearing was canceled due to the hurricane.

The case is now scheduled for a **hearing on January 27**, to result in a recommendation back to the County Commissioners. The **TMA's attorney Rob Lincoln** will be present, as well as several people from the TMA who may, at the discretion of the magistrate, speak against the re-zoning.

If a negotiated resolution cannot be reached, court findings will state that the denial was unreasonable and approve the rezoning, perhaps with some additional conditions.

The **TMA's Community Affairs Committee (CAC)** plans to once again state reasons to oppose:

- Traffic improvements,
- Additional buffers to the property, and
- Meeting the most current stormwater standards.

The CAC is also waiting for the County to perform a traffic study at the junction of Tara Blvd and Stone River Rd.

*Editor's notes: Led by its CAC, the TMA has long been **leading the fight** against this project, as it would:*

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

BOOK CLUB MEETINGS

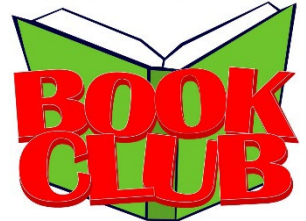
Tara Preserve Book Club

meets at the

Preserve Community Center

Third Tuesday of the month

4:30pm



The dates and books for upcoming meetings are:

- **January 21** – [The Girl on the Train](#), by Paula Hawkins
★★★★☆ (rated 4.1 out of 5)
- **February 18** – [The Last Thing He Told Me](#), by Laura Dave
★★★★☆ (rated 4.3 out of 5)

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

TARA CDD UPCOMING BOARD MEETINGS

Preserve Community Center – 10:00am

- December 10
- January 28
- February 25
- March 25
- April 22



COMMUNICATIONS COMMITTEE

Any news you'd care to share? Forward it to one of us on the **Communications Committee** – we'll

include it in the next **Connection** and/or post it on our website's [Announcement page](#). Check out the **TMA website's** [News & Events page](#), too.

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



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ORCHID COVE UNITS FOR SALE

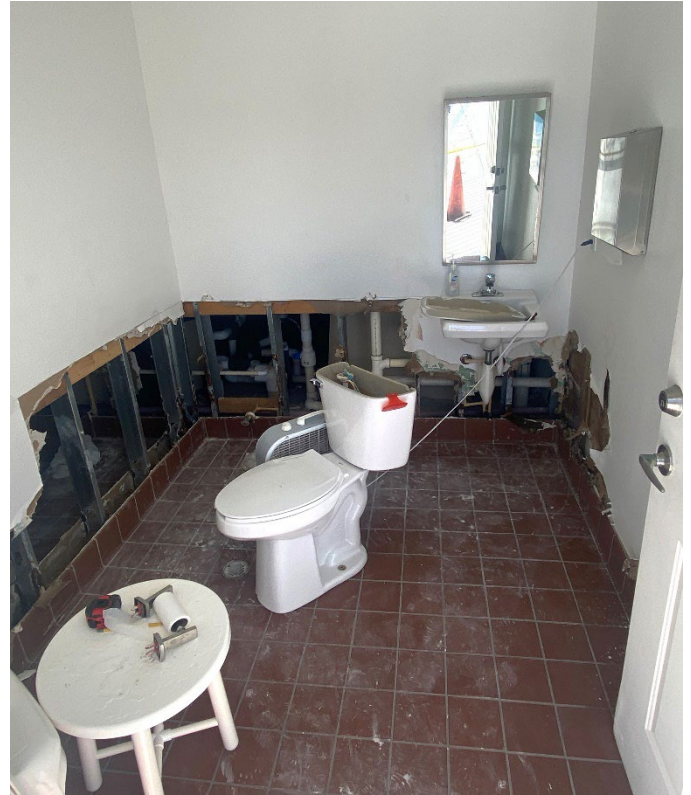
One of our community's homes is currently listed for sale: [Unit 7618](#).

PHOTO CORNER

Photos from Kim Strub



Hurricane damage at pool



Pool restroom repairs underway



Hurricane Debby high-water



Pool building repairs needed

Dear Santa, this year, please give me a big fat bank account and a slim body. You mixed those two up last year.



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Hurricane-downed tree at Units 7618-7620



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Dead pine trees were removed



Calling All Readers

Tara Preserve Book Club
Tara Preserve Community Center

We are reading:

The Girl on the Train

By Paula Hawkins

January 21, 2025, 4:30 PM

All invited! Hope to see you!

(There will be no meeting in December)

Upcoming February 18, 2025

The Last Thing He Told Me, by Laura Dave

*For more information call Barbara Pfaff
908-230-1159 or email: babsswim@comcast.net*

