



The Orchid Cove Connection

January

2025

Vol. 13 No. 1

ORCHID COVE BOARD MEETINGS

Next Board Meeting:
January 16 @ 5:00pm
Preserve Community
Center & ZOOM



ORCHID COVE MAINTENANCE MATTERS

❖ Roof Replacement Update

The roofing replacement project was completed on **December 9, 2024**. Whew! It took quite a while, but the results are outstanding.

❖ Wind Mitigation Study

The **wind mitigation study** inspections were scheduled for December 19, 2024, to be done by **Sym Inspection Services, LLC**. Completed in December, study reports for each building have been sent to all Orchid Cove members to share with your property insurance agent/carrier. You should also notify them of Orchid Cove's roof replacements. The reports have also been forwarded to the Association's insurance agent.

❖ Landscaping Projects

In our landscape budget, **Palm tree trimming** will be done by **Green Thumb Landscape Management** (which has recently merged with another company). A bid has also been requested for a new palm tree for building 4, and for two new orchid trees. All of this work will soon be scheduled. The oak trees were trimmed in November and all storm damage has been addressed.



❖ Fire Extinguishers & Alarm System

The inspection of all fire extinguishers has been scheduled for February 26. Our past contractor, **All Florida Fire Equipment**, is now owned by **Thompson Safety** (Tampa).



FIRE SAFETY INC

Fire Safety (Clearwater) will inspect the fire alarm system.

❖ Miscellaneous

- The **swimming pool heater** recently failed and had to be replaced. A new heater was installed by Michael Frye from **United Gas Service** for the price of \$4,495.



- Casey's Plumbing Backflow** has been contracted for the annual **backflow inspection/certifications**.

- SoFlo Gutters** has been hired to **replace building soffits** that Hurricane Milton damaged. A date for that work has not yet been set.



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ORCHID COVE UNITS FOR SALE



Two of our community's homes are currently listed for sale:

- [Unit 7554](#)
- [Unit 7618](#)

"Youth is when you're allowed to stay up late on New Year's Eve. Middle age is when you're forced to."

-- Bill Vaughan

I can't believe it's been an entire year since I didn't become a better person.



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ORCHID COVE POOL SOCIAL

C'mon over to the pool
and have a good time
with your neighbors!

Wednesday, January 8

4:00pm – ???



- **Bring a snack to share & beverage of choice**
- **No glass containers in the pool area**
- **Please bring a folding chair**

Let's get to know our new residents and welcome back our snowbirds!

TREASURER'S REPORT

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

Assets		November 30, 2024	
Checking Account			\$72,328
Money Market Accounts (2)			510,289
Certificate of Deposit (1)			88,955
Receivables & Other Assets			14,229
Total Assets			\$685,801
Income and Expenses		Jan - Nov 2024	
		Budget	Actual
Income		\$163,636	\$164,152
Expenses		163,636	191,747
Jan – Nov 2024 Net Income (Loss)			(\$27,595)

RULES AND REGULATIONS

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



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.

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.

Upcoming Orchid Cove Board Elections



At the **Orchid Cove Annual Membership Meeting – yet to be scheduled for March, 2025 at the Tara Preserve Community Center** – an

election will be held to fill all three positions on the Board of Directors. Board members serve a one-year term. You will receive **written notice** of this meeting at least 60 days prior to the meeting from Progressive Community Management (PCM), along with the **form to complete** if you want to be a candidate. No experience is required. **If you're interested in serving on the Board, volunteer to run for election. Completed forms must be returned to PCM by the date in the notice.**



Be sure to return an **information sheet** on yourself as well. Call **Judie Littell at PCM @ 941-921-5393 Ext. 1135** if you want the form early or have any questions.

If you decide to cut something out this year, try replacing it with something else to balance out the loss. If you stop drinking soda, for example, replace it with more scotch, on the rocks or neat. You deserve it. You loved soda.



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TARA MASTER ASSOCIATION



Next Board Meeting:
January 23 – 9:30am

Preserve Community
Center & ZOOM

❖ Board Member Change

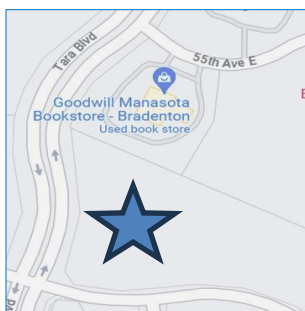
The TMA board has experienced a recent change in its membership. **John Leone**, a long-time board member, decided to resign from the board effective December 15, 2024.

John will continue as a member of the TMA's **Community Affairs Council sub-committee** managing the Florida Power & Light project along SR 70.

Denise Smark, a TGCC resident and TMA landscape committee member, has been assigned by the TMA board to replace John until the next annual members meeting in March 2025.

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 **mediation 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 propose:

- 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

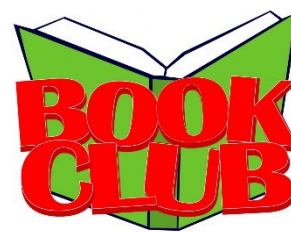
Tara Preserve Book Club

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.

"May your troubles be less and your blessings be more, and nothing but happiness come through your door, and occasionally chocolates." --- Irish Proverb



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TARA CDD UPCOMING BOARD MEETINGS

Preserve Community
Center – 10:00am

- January 28
- February 25
- March 25
- April 22
- May 27



POOL HOUSE REPAIRS COMPLETED

Pics from Eric Schneider





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COMMUNICATIONS COMMITTEE

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



CONNECT
SHARE
COLLABORATE

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. Happy New Year!

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



Don't be so worried about what you eat between Christmas and New Year's. Worry more about what you eat between New Year's and Christmas.

"New Year's Resolution: To tolerate fools more gladly, provided this does not encourage them to take up more of my time." --- James Agate

LAST MINUTE GROANERS...

- When someone else's New Year's bucket list is better than yours, it is a pail comparison.
- What do cows say on Jan. 1? "Happy Moo New Year!"
- What is corn's favorite holiday? New Ears Eve.
- What was the Amityville Priest's resolution? To exorcise more.
- What was Dr. Frankenstein's New Year's resolution? To make new friends.
- Why do birds fly south for New Year's? Because it's too far to walk.
- An iPhone and a firework were arrested on New Year's Eve. One was charged, and the other was let off.
- Why is partying in Times Square overrated? Because they drop the ball every year.
- What happened to the man who stole a calendar? He got 12 months!
- What did Adam say to Eve on December 31st? "It's New Year's, Eve!"

I would quit drinking in the New Year, but nobody likes a quitter.

Orchid Cove Board Members 2024 – 2025

President – Jane Schneider

orchidcovepresident@gmail.com

717-330-4985

VP & Treasurer – Rob Maguire

orchidcovetreasurer@gmail.com

603-759-2931

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