



The Orchid Cove Connection

February

2025

Vol. 12 No. 2

ORCHID COVE BOARD MEETINGS

Next Board Meeting:

February 20 @ 5:00pm

**Preserve Community
Center & ZOOM**



In our landscape budget, **Palm tree trimming** was completed on **January 31** by [Green Thumb Landscape Management](#) (which has recently merged with another company).



❖ Power-washing

For \$5,400, pressure-washing of the front & rear of our buildings, driveways, and sidewalks was performed by [All Seasons](#) January 29-30. The work did not include exterior window washing.



❖ Swimming Pool



Pool house repairs have been completed. For 2025, weekly pool cleaning will continue to be done by [Sunshine Pools of Bradenton](#) for \$235/month.

Upcoming Orchid Cove Board Elections

Annual Members' Meeting

At the **Orchid Cove Annual Membership Meeting** – *scheduled for **March 25, 2025, 5:00pm** 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've received [written notice](#) of this meeting from Progressive Community Management (PCM), which includes the [Candidate Notice of Intent form](#) (copy attached) to complete if you want to be a candidate. No experience is required. You will receive a second notice two weeks before the meeting.

If you're interested in serving on the Board, volunteer to run for election. Completed forms and candidate information sheets must be returned to PCM by **February 13**.



Call Judie Littell at PCM @ 941-921-5393 Ext. 1135 if you have any questions.

COMPLETED MAINTENANCE PROJECTS

❖ Landscaping

Replacement of **one foxtail palm tree** (for \$890) was completed on **January 16**, and **two new orchid trees** were installed (for \$825) on **January 14**.



Ramco Mulch Solutions put down new mulch the **week of January 20** (for \$4,980).

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- [Upcoming Annual Inspections](#)
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- [Orchid Cove Pool Social](#)
- [Rules & Regulations](#)
- [Rules Compliance Committee](#)
- [Rental Units in Orchid Cove](#)
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"I love being married. It's so great to find that one special person you want to annoy for the rest of your life."

— Rita Rudner

♥ Happy Valentines Day ♥



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UPCOMING ANNUAL INSPECTIONS

❖ Fire Extinguishers

The inspection of all fire extinguishers



has been scheduled for **February 26** by [Thompson Safety](#) (Tampa). On that day, **place your extinguisher outside your front door by 7:30am** so the contractor will have access to it.



It will be fully charged and re-certified, and its tagged expiration date will be updated to March 2026.

The fire extinguisher recertification is an annual requirement of the [East Manatee Fire Rescue District](#). Our Association pays for this service to ensure that **EVERYONE** has proper equipment in their unit, since a **fire in one unit could easily spread to the**

other three units in the building.

If you won't be home, you must **make arrangements** to have someone else set out your fire extinguisher and then put it away after the inspection is completed.

*If you do not comply and your extinguisher is not available for this inspection, **YOU** will be responsible for taking it to a fire safety company and paying for the inspection/certification on your own.*

❖ Fire Alarm System

[Fire Safety Systems](#) (Clearwater) will inspect the fire alarm system on **February 27-28**. The work will include an inspection of each unit's sprinklers, so **access to your unit is required**. If you are unable to accommodate the **Fire Safety** inspectors on that day, please let a Board member know. If they have your key or code, a Board member will let them access your unit.

If **Fire Safety** is **NOT** able to access your unit, it will be **your responsibility** to schedule your sprinkler inspection for completion within 30 days, **at your expense**. Proof of completion of sprinkler inspection must be sent to Judie Littell at PCM within 30 days.



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

TREASURER'S REPORT

On the [Orchid Cove website](#), see the [Financial Statement For December 31, 2024](#) for more details.

Assets		December 31, 2024
Checking Account		\$58,154
Money Market Accounts (2)		354,538
Certificate of Deposit (1)		92,417
Receivables & Other Assets		7,819
Total Assets		\$512,928
Income and Expenses		Jan - Dec 2024
	Budget	Actual
Income	\$178,512	\$179,111
Expenses	178,512	210,318
Jan – Dec 2024 Net Income (Loss)		(\$31,207)

On our [website](#), see the [2024 Roofing Project Summary](#) (copy attached) by **VP/Treasurer Rob Maguire**. Rob also reported on recent (mostly unanticipated) expenses:

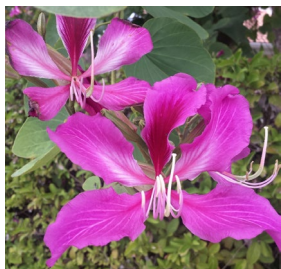
- \$6,850 Hurricane cleanup
- \$3,600 Reserve study
- \$11,370 Tree removals
- \$2,500 Water line repair
- \$8,420 Roof and pool-leak repair
- \$1,750 Insurance appraisal
- \$4,495 Pool heater replacement

❖ Reserve Study Implications

The **Reserve Study** was completed on August 28, 2024. If we continue to fund each reserve account individually, the report recommended an annual assessment of \$238,062. However, if we opted to consolidate the individual reserve accounts, the recommended annual assessment would be \$117,849.

For 2025, our budget includes an allocation of only \$61,850 for reserve funding.

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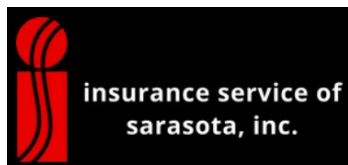
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Despite this being a 35% increase over last year's budget, our reserves remain **significantly underfunded**. In the coming years, what is the most effective strategy for Orchid Cove to address the deficit? The Board plans to organize an informational meeting to describe the situation and invite input from Orchid Cove members. Once the meeting's date, time, and format are established, the Board will inform our members accordingly.

ORCHID COVE INSURANCE UPDATE



Kendall Davis, Orchid Cove's agent at [Insurance Service of Sarasota](#), requested proposals for Orchid

Cove's various policies from 24 insurance companies. Only three bids were received (for one year of coverage):

- \$58,135 [Heritage Insurance](#)
- \$60,955 [American Coastal Insurance](#)
- \$59,193 [First Protective/Frontline Insurance](#)

The Board and our Property Manager, **Judie Littell**, thoroughly reviewed the details of the three insurance submittals with **Kendall Davis**. The **First Protective** insurance policy was unanimously deemed the most comprehensive and offered the best value for Orchid Cove. Additionally, claims payment is guaranteed by the state of Florida. At its January 16 meeting, the Board **voted to accept First Protective's proposal**. Our 2025 premium will be **31% less** than last year's!

KEYS TO UNITS

The upcoming inspection of sprinkler heads inside each unit brings up another issue: **Unit Access**. Our Property Manager maintains a collection of keys for all units to permit access – if the owner is absent – for:



- 1) Maintenance purposes, as well as for
- 2) Emergencies.

"I understand Valentine's Day, as a concept. The naked baby shoots you with an arrow, and you fall in love."

--- Trevor Noah

In mid-January, we still needed keys to **four** units. If you haven't already done so, **please contact Judie Littell** to give her a key to your unit.

ORCHID COVE POOL SOCIAL



Orchid Cove Pool Social

Thursday
February 6
4:00 pm to ?
Pool Area

Meet & greet your neighbors!

- * *Bring a snack to share and your favorite beverage*
- * *No glass containers in the pool area*
- * *Please bring a folding chair*

RULES AND REGULATIONS

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



A. 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

(Continued next page)



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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.

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.

RULES COMPLIANCE COMMITTEE

At the January 16 meeting, the Board considered establishing a **rules compliance committee** to address violations of **Orchid Cove's Rules & Regulations**.



Three residents have volunteered to join as committee members. After discussion, **formation of the committee was approved by the Board**.

The Board will have the **Association's attorney Kevin Wells** draft a rules compliance process for the committee and Board to follow, which will include:

- The reporting of rule violations, and
- The levy of fines for rule non-compliance.

RENTAL UNITS IN ORCHID COVE

The topic of capping the number of rental units in Orchid Cove was briefly discussed at the Board's January 16 meeting. Establishing a limit would require a change to our governing documents and a vote by our membership. The Board, with **Judie Littell**, will first consult with our attorney **Kevin Wells** to prepare for

further consideration of this issue at the upcoming February 20 Board meeting.

TARA MASTER ASSOCIATION



Next Board Meeting:
February 20 – 9:30am

Preserve Community Center & via ZOOM

Annual Membership Meeting:

March 21 – 9:00 am
TGCC Beau & Bonnie Rooms & via ZOOM



First Notice of this meeting was mailed to all TMA members on January 17. **Elections for two Board seats** will be held, for terms ending in 2025. **Kim Loskota** (President) and **Denise Smark** (appointed to complete John Leone's term) currently hold these positions, and both intend to run for re-election.

If you are interested in being a candidate, the meeting notice includes a [Notice of Intent to be a Candidate form](#) that you must complete and submit by **February 9**. **Candidate Information Sheets**, if additionally submitted, must be received no later than **February 14**.

❖ January 23 Board Meeting

- **Maintenance issues** along Tara Blvd were discussed. At the SR 70 entrance, a new, larger American flag is now waving. Along Tara Blvd from SR 70 to Tara Preserve Lane, the median light fixtures will soon be replaced. The 14 fiberglass light poles will be painted, and the six metal poles cleaned. Leaning poles will be straightened.
- **Board Liaisons** to some committees changed. Here's the new listing of committees/liaisons:
 - **Communications** Rick Power
 - **Landscape** Denise Smark
 - **Preserve ARC** Kim Loskota
 - **Compliance** Kim Loskota
 - **Finance** Doug Zandstra
 - **CAC** Deb Mazzaferro



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BOOK CLUB MEETINGS

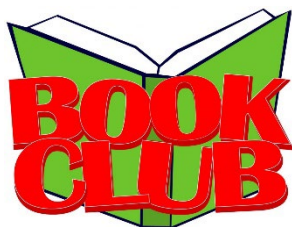
Tara Preserve Book Club

meets at the

Preserve Community Center

Third Tuesday of the month

4:30pm



The dates and books for upcoming meetings are:

- February 18 – [The Last Thing He Told Me](#), by Laura Dave

★★★★☆ (rated 4.3 out of 5)

- March 18 – no book selected yet

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

TARA CDD UPCOMING BOARD MEETINGS



Preserve Community Center – 10:00am

- February 25
- March 25
- April 22
- May 27
- June 24

PRESIDENT'S DAY GARBAGE COLLECTION

For the week of Monday, February 17 (President's Day):

- Tuesday's trash & recycling will be collected on Wednesday, **February 19**
- Friday's trash will be collected on Saturday, **February 22**

ORCHID COVE UNITS FOR SALE



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

- [Unit 7554](#) \$410,000
- [Unit 7618](#) \$279,900

THAT'S GARBAGE!

No, we never talk politics. We're actually **Trash-Talkin'**... (well, not in **that** sense). We just want to discuss household waste/rubbish/garbage, OK?

Garbage pickup can be sporadic, to describe it politely. Sometimes, the trash truck doesn't get here until a day (or two) **AFTER** the scheduled day.

That means you **MUST** bring your garbage container (or bag) back inside overnight. Otherwise, the critters around here (mainly the **raccoons**) will get into your trash and make one hellava mess! So don't ever set it out or leave it out overnight.

Lately, the raccoons have become even **more brazen** – they'll tear into garbage bags during the day and dare you to chase 'em away. So unless you want to clean up their scattered mess, put your plastic bag in a wheeled container they can't get into. We don't wanna have to talk trash again!



COMMUNICATIONS COMMITTEE

We're always looking for member input to include in the **Connection** – resident news, favorite recipes, interesting wildlife photos, etc. Forward your contribution 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

Connect
Contribute
Collaborate
Communicate

"You may marry the man of your dreams, ladies, but fourteen years later you're married to a couch that burps."

--- Roseanne Barr



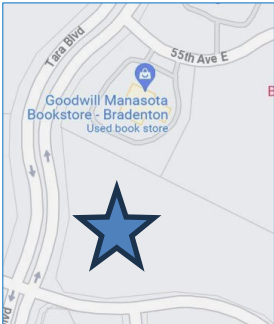
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PROPOSED APARTMENT PROJECT UPDATE



The revised project includes three, 3-story rental apartment buildings totaling 72 units, with parking for 160 vehicles. The re-zoning application for the project's three parcels (located at Tara Blvd & Stone River Rd) was denied on June 20.

Representatives for the developer – **Micron Investments** and **Towne Realty** – filed a petition for relief, claiming the decision was unfair and unjust.

A mediation hearing was held on January 27. The TMA's planning consultant and attorney Rob Lincoln both spoke, as well as several members of the TMA.

Nothing was decided. The mediation will resume on **February 25 at 9:30am** in the Manatee Administration Building. Members of the **TMA's Community Affairs Committee (CAC)** plan to attend. The developer agreed to bring a more detailed sketch of the building and buffers. It still is **NOT** a "preliminary site plan," but it's progress.



CELEBRATING

**BLACK
HISTORY
MONTH**

FEBRUARY

"I have a dream that my four little children will one day live in a nation where they will not be judged by the color of their skin, but by the content of their character."

--- Dr. Martin Luther King Jr.



"Remember, your Valentine's card shows you care enough to send the very best, even though you're too lazy to put it in your own words." --- Melanie White

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

Secretary – Eric Schneider

orchidcovesecretary@gmail.com

717-330-8985

Website: www.OrchidCoveCondos.com

(Owner page password: orca)

Connection Editor – Dave Loskota

DLoskota@comcast.net 612-327-9743

Progressive Community Management

3701 South Osprey Ave

Sarasota FL 34239-6848

Website: www.PCMFLA.com

Judie Littell, Orchid Cove Property Manager

JLittell@PCMFLA.com

941-921-5393 Ext. 1135

Fax: 941-923-7000

FIRST NOTICE
of
DATE OF ANNUAL MEETING
&
BOARD ELECTION
of
ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
&
NOTICE OF INTENT TO BE A CANDIDATE
FOR THE BOARD OF DIRECTORS

THE ANNUAL MEETING & BOARD ELECTION will be held at the following date, time and place.

Tuesday, March 25, 2025

5:00 PM

The Tara Preserve Community Center
7340 Tara Preserve Lane, Bradenton, FL 34203

If you wish to have your name included on the ballot, this form must be completed and received by the Association in accordance with the instructions contained in the enclosed letter on or before **February 13, 2025** with your information sheet if you choose to provide one.

Under the Florida Statutes, no individual who has been suspended or removed from office by the Division of Condominiums, no individual who is delinquent more than ninety (90) days in the payment of any monetary obligation due to the association, and no individual convicted of a crime that is considered a felony under Florida law is eligible to serve as a member of the board of administration.

I certify that I have read and understand to the best of my ability, the governing documents of the association and the Florida condominium laws and administrative code.

I certify that I am eligible for board membership.

I, _____, hereby place my name in nomination as a
Please print

Candidate for the Board of Directors. I understand that if I choose to provide an information sheet that I am responsible for the accuracy of any information contained therein.

Unit Number: _____ Signature: _____ Date: _____

Phone Number: _____ Email: _____

☐

I am enclosing an information sheet.

☐

I am not enclosing an information sheet.

Return via US Mail, Hand Delivery, Fax, or Email to: Progressive Community Management, Inc.

Attn: Judie Littell, 3701 S. Osprey Avenue; Sarasota, FL 34239

Fax: (941) 923-7000; Email: jlittell@pcmfla.com

OCC

Orchid Cove Roofing Project 2024

Florida Southern Roofing

MONTH	PAY APP	INVOICE	CHANGES	TOTAL COSTS	PAYMENTS	BALANCE
				745,790.00		
JUL	1	22,583.85	660.00	746,450.00	-22,583.85	723,866.15
AUG	2	136,052.20	4,149.00	750,599.00	-136,052.20	614,546.80
SEP	3	199,880.56	2,191.00	752,790.00	-199,880.56	552,909.44
OCT	4	81,705.17	360.00	753,150.00	-81,705.17	312,928.22
NOV	5	167,416.47	0.00	753,150.00	-167,416.47	145,511.75
DEC	6	70,196.75	0.00	753,150.00	-70,196.75	75,315.00
JAN	7	75,315.00	0.00	753,150.00	-75,315.00	
TOTALS		753,150.00	7,360.00	753,150.00	-753,150.00	0.00

Rob Crain, Roof Consultant Payments

10/23/2023	500.00
12/23/2024	2000.00
TOTAL	2500.00

Roof Project Expense Summary

	Accepted Bid	Overruns	TOTAL
Budget	745900.00	(7%) 52213.00	798113.00
Actual	745900.00	(.98%) 7360.00	753150.00
Difference			-44853.00

How did we pay for this? (approx. figures)

Actual Cost	753150.00	
Roof Reserves		552109.00
Assessments	(\$3900 X 48 Units)	187200.00
Reserve Interest	(19% of \$71747.00)	13841.00
TOTAL		753150.00