



# The Orchid Cove Connection



## ORCHID COVE ANNUAL MEMBERS MEETING

### ANNUAL MEMBERSHIP MEETING

**March 25 @ 5:00pm**

**Preserve Community Center & ZOOM**

Members will receive a **Second Notice** for the **Annual Members Meeting**. This meeting will be immediately followed by an **organizational meeting of the new Board**.

The **Second Notice** will also be posted on our [website](#) and will include:

- **An Agenda** (for both meetings), with
- **Instructions for joining the meeting** by phone or via ZOOM on your smartphone, tablet, or computer,
- **A Proxy**, and a
- **Year End Financial Statement Request Form**.

**Members are strongly urged to attend the meeting**, either in person at the Community Center or via Zoom or phone. **Attendance is vital**, as a quorum of association **members must be present, either in person or by proxy**, for business to be conducted.

***Repeating: this meeting requires a quorum of owners so if you can't attend, you must return your proxy.***

### ❖ Orchid Cove Board Election

For the three positions on the Board of Directors, only three individuals submitted their application to be a candidate:

- **Jane Schneider** (current Board President)
- **Rob Maguire** (current VP & Board Treasurer)
- **Eric Schneider** (current Board Secretary)

Therefore, no election will take place. All three candidates will be "elected by acclamation" and seated on the Board for new one-year terms beginning March 25.

With three candidates for the three Board seats, the expensive cost of going into receivership has again been avoided. **Thank you so much, Jane, Eric & Rob! You've been doing – and will continue to do – a fantastic job!**

## ORCHID COVE BOARD INFO MEETING

**Thursday, March 6  
5:00pm**

**Preserve Community  
Center & ZOOM**



**At this meeting, the Board will:**

- **Present an overview of the Reserve Study**
- **Discuss the reserve deficit and its impacts**
- **Discuss solutions to correct the funding shortfall**
- **Seek comments from owners**

**PLEASE ATTEND TO UNDERSTAND THE ISSUES AND  
VOICE YOUR COMMENTS!**

## LINKS TO INSIDE CONTENTS

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## DID YOU KNOW?

**Effective February 3, the new office hours for Paul Kelly – the CDD's Field Manager at the Preserve Community Center – are:**

- **Monday to Friday** – Noon to 5:00pm, and
- **1st and 3rd Saturdays** of the month – Noon to 2:00pm.



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## FEBRUARY 20 BOARD MEETING NOTES

### ❖ Limiting the Number of Rental Units

This subject was initially discussed at the January 16 Board meeting. Subsequently, the Board met with our attorney to prepare an **Amendment to our Declaration Documents** for approval by a member vote.



#### The proposed amendment will:

- **Limit** the number of units rented to no more than four at any given time (current leases are grandfathered in).
- **Prohibit** any new owner from leasing their unit for the initial two years of ownership.
- **Require** keeping a list of owners – on a first-come/first-served ranking – who submit a request to lease their units if/when an opening arises.
- **Allow** requested renewal of existing leases under certain conditions.

For this proposed amendment to take effect, it must be approved by a simple majority of our members, meaning **25 affirmative votes**. **Voting will require the submittal by each owner of a signed proxy.**



be counted. **Your vote is CRUCIAL!**

### ❖ Rules Compliance Committee

The proposal for this committee was introduced at the Board meeting on January 16. In order to impose fines for non-compliance with our rules, Declaration, or by-laws, we need to establish a committee in accordance with **Florida Statutes 720.305**.

The Board thus established a **Rules Compliance Committee** at its February meeting. **Larry Hiither, Patti Balogh, and Mandy Milstead** have volunteered to serve on the committee and will be officially appointed as members at the Board meeting on **March 25**.



## ORCHID COVE UNITS FOR SALE



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

- [Unit 7554](#) \$400,000
- [Unit 7618](#) \$277,000
- [Unit 7532](#) \$319,000

## TREASURER'S REPORT

On the [Orchid Cove website](#), see the complete financial statement for [January 2025](#) for more details.

Assets		January 31, 2025	
Checking Account		\$74,042	
Money Market Account		203,881	
Certificate of Deposit		92,417	
Receivables & Other Assets		30,212	
<b>Total Assets</b>		<b>\$400,552</b>	
Income and Expenses		Jan 2025	
	Budget	Actual	
Income	\$16,871	\$16,890	
Expenses	16,871	19,567	
<b>Jan 2025 Net Income (Loss)</b>		<b>(\$2,677)</b>	



Happy St. Patrick's Day!



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## SLOWING DOWN OUR FAST DRIVERS

Yeah...we have a few folks who drive **too fast** in our community (***you know who you are!***), as well as UPS and FedEx trucks which occasionally speed down our street. But, since **Marsh Orchid Circle** is a “private road” that we maintain, Manatee County refuses to **install speed limit signs**. Thus, we’re left to purchase and install them on our own, which we shall do. Driving the posted speed limit will add one more “rule” to living in (or servicing) Orchid Cove. And we can (hopefully) breathe a sigh of relief!



## RULES AND REGULATIONS

Sections of the [Rules and Regulations \(R&R\)](#) are reviewed regularly in the **Connection**. This month's focus is on **Screen and Storm Doors**.



Here’s what the R&R say:

### 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.

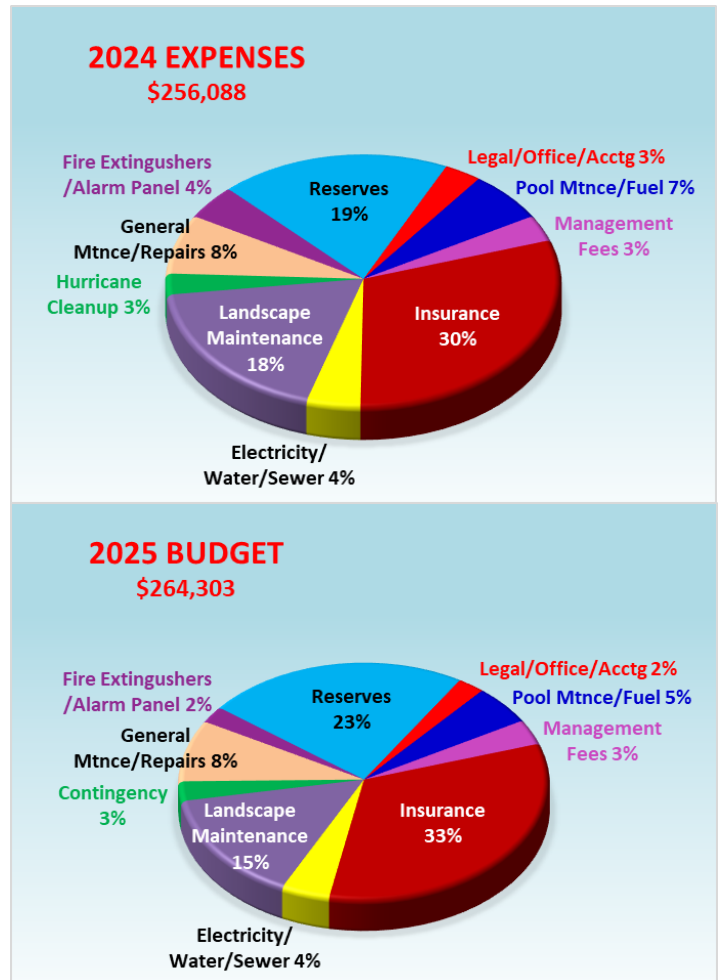
1. White frame, full view glass/screen storm door
2. White frame retractable screen door  
Acceptable brands are Larson, Phantom, and Anderson.

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.

Here's to a long life and a merry one.  
A quick death and an easy one.  
A pretty girl and an honest one.  
A cold beer – and another one.  
--- Irish Toast

## WHERE DOES OUR MONEY GO?

Here’s your answer – comparing Orchid Cove’s 2024 Expenses to our 2025 Budget.



## TARA MASTER ASSOCIATION

### [Annual Membership Meeting:](#)

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



**Second Notice** of this meeting will be mailed to all TMA members. **Elections for two Board seats** were to be held, for terms ending in 2025. **Kim Loskota** (President) and **Denise Smark** (appointed to complete John Leone’s

(Continued next page)





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term) currently hold these positions. As they were the only individuals who submitted candidate applications, an election will not be necessary. **Kim** and **Denise** will be “elected by acclamation” and seated on the Board for new three-year terms beginning March 21.

**However, your presence at this meeting – either in person or by Zoom – remains crucial.** A proxy for the meeting will be sent to TMA members at least two weeks in advance. **Please sign and return the proxy to meet the quorum required to conduct TMA business.**

## ❖ February 20 TMA Board Meeting Notes

The landscape contract with [Alexander's Property Maintenance](#) has been terminated effective March 31. The **TMA Landscape Committee** is currently considering proposals from three other firms to take over the landscape maintenance along Tara Boulevard from SR70 to Tara Preserve Lane. The TMA Board will hold a **Special Meeting on March 3** to select and approve Alexander's replacement.

## TMA COMMUNITY-WIDE GARAGE SALE



**Saturday, March 1**  
**9:00am – 3:00pm**  
**Tara Preserve and**  
**Tara Golf & Country Club**  
[FLYER](#)

Go to this website – [taragaragesale.com](http://taragaragesale.com) – and complete the form to:

- List what you're selling.
  - Show your location on the community map.
- You can also see items for sale by others on the map (it's updated daily).

The sale is open to any residence in either the TGCC or Tara Preserve that chooses to participate. The management of unsold goods will be at the discretion of the individual homeowners, who may decide whether to donate those items and, if so, to which recipients.

The **TMA Garage Sale Committee** will post signs that day, up and down Tara Blvd. (volunteers are needed to help). TMA condo associations are authorized to post signs of the sale at their entrances on that day.

Over 100 neighbors participated in selling items last year, and we are hopeful there will be even more in 2025. Questions, or interest in volunteering for sign-posting? **Call Denise Smark at 442-500-9156.**

## ORCHID COVE POOL SOCIAL



### Orchid Cove Pool Social

**Saturday**  
**March 15**  
**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

## BOOK CLUB MEETINGS

**Tara Preserve Book Club**  
*meets at the*  
**Preserve Community Center**  
**Third Tuesday of the month**  
**4:30pm**

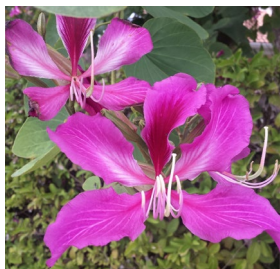


The dates and books for upcoming meetings are:

- **March 18 – [Listen For the Lie](#)**, by Amy Tintera  
★★★★☆ (rated 4.3 out of 5)
- **April 15 – [The Girls with No Names](#)**, by Serena Burdick  
★★★★☆ (rated 4.5 out of 5)
- **May 20 – [James, A Novel](#)**, By Percival Everett  
★★★★☆ (rated 4.6 out of 5)

For more information, contact **Barbara Pfaff** at 908-230-1159 or [babsswim@comcast.net](mailto:babsswim@comcast.net)

Why did the Irishman bring a ladder to the bar?  
He heard the drinks were on the house!



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## TARA CDD UPCOMING BOARD MEETINGS



Preserve Community Center – 10:00am

- March 18
- April 15
- May 20
- June 17
- July 15

## INTERNATIONAL WOMEN'S DAY

The theme for 2025's International Women's Day (IWD) is "Accelerate Action." At the current rate of progress, it will take until the year **2158** – roughly five generations from now – to reach full gender parity, according to data from the **World Economic Forum**.



## ORCHID COVE RECOMMENDED VENDORS

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

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



Your recommendation will be included in the next **Connection** and added to [Orchid Cove's Recommended Vendors List](#). Thanks!

## COMMUNICATIONS COMMITTEE

Hey, neighbors – have any **recipes or photos or other stuff** you'd care to share with our



community? We're always looking for member input <sup>1</sup> to include in the **Connection**. Forward your contribution to one of us – 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](mailto:DLoskota@comcast.net)
- Kim Loskota [KLoskota@comcast.net](mailto:KLoskota@comcast.net)

<sup>1</sup> Thanks, Greg! (see his article next page)

## 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 resumed on February 25** and was a real disappointment. The county agreed to "process an Amended Development Order Application," subject to several minor conditions. The County Planning Department essentially OK'd the buffer layout and apartment rendering that was submitted a week or so ago. This architectural rendering is what was promised at the January meeting. There is currently no Preliminary Site Plan, which is ideally used for rezoning considerations.



# The Orchid Cove Connection



The **TMA Community Action Committee** had hoped the county attorney would more strongly defend the **Board of County Commissioners (BOCC)** denial from last year.

## The next steps are:

- The BOCC must accept or reject the negotiated settlement agreement.
- If accepted, the BOCC would then vote on the rezoning based on the agreement reached.

It's possible that both could happen in one meeting. TMA attorney Rob Lincoln will check to confirm if they will be together or have two separate BOCC meetings.

The TMA will likely lobby the BOCC against accepting the settlement.

## HOW TO "TALK" TODAY

### A Guide to 21st Century Communication for Boomers

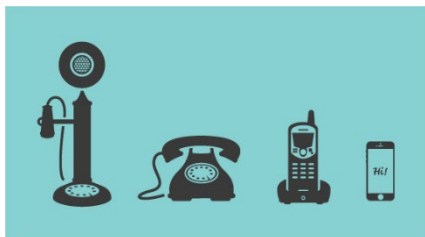
By Greg Blanchard, Guest Writer

I'm fascinated by the degree to which today's mobile technology has changed interpersonal communications. A simple "Hello, how are you?" to someone **In the Same Room** can't be accomplished without some kind of "Device." Communications between the "Gen Z" cohort of your own staff may involve messages similar to those pictographic panels used by college football teams to pass plays in from the sidelines. And now, everybody and his brother has a video channel!

I've prepared the following tips to help you function in society and minimize the risk of a digital **faux pas**.<sup>1</sup>

## The Basics

- Forget about the device formally known as the "Telephone" that was tethered to a wire plugged into the wall and required unreasonable monthly payments to a soulless multi-national mega-corporation. It has been replaced by a device known as a "Mobile" that has a wireless connection to the



global Internet and requires unreasonable monthly payments to a soulless multi-national mega-corporation. This is known as "Capitalism."

- If your mobile device **doesn't** have a data connection and its battery is still charged, check that:
  - 1) You're still alive, and
  - 2) You haven't unexpectedly left the planet.
- **Mobiles also offer "texting"** which can be done with your hands, say, while driving a car. Just be sure that **BEFORE** you use ANY of the graphical text characters ("emojis"), you know **EXACTLY** what they mean. As usual, over-sexed teenagers have ruined everything.

## Master Class

- **Mobile devices are EVERYWHERE.** In almost any situation, somebody will be making a **video**. Make sure you always look **presentable**, even in the most dire situations. Better still if you look **fashionable**. But for algorithm-busting magnificence, have that bikini ready to slip into for emergencies (*No, not you, boys*).
- Just like jewelry, there's no relationship between the size of a mobile device and its cost. Ask anybody who's dropped a **wireless earbud** behind an airline seat (*watch what happens when this occurs – it can be a lot of fun!*).
- The meaning of life is 42.<sup>2</sup> *Whaat??* Oh c'mon – did you really think it was anything else?



- <sup>1</sup> ***faux pas, n, a social blunder, Fr, lit., false step.***  
(Provided for the **Gen X** audience. Some of us know foreign words without resorting to Google – see the concepts "Literature" or "Education").
- <sup>2</sup> ***Apologies to The Hitchhikers Guide to the Galaxy by Douglas Adams. Damned education!***

There are many good reasons for drinking,  
One has just entered my head.  
If a man doesn't drink when he's living,  
How in hell can he drink when he's dead?





# The Orchid Cove Connection

**March**  
**2025**  
Vol. 12 No. 3

## SOME LAST ~~GROANS~~ THOUGHTS.....

*(had to fill this space with something!)*

- Bad puns on St. Patrick's Day don't just shame you, they Seamus all.
- Why was the St. Patrick's Day parade so slow? Because everyone was Dublin their steps!
- Why did God invent Jameson whiskey? So the Irish would never rule the world.
- What do you call an Irishman who knows how to control his wife? A bachelor.
- Drink green beer on St Patrick's Day! It counts as a vegetable!
- May your troubles be as few and as far apart as my grandmother's teeth. — *Irish Saying*
- Irish yoga: Bend the elbow, lift the spirits!
- I'm in pursuit of hoppiness.
- Why did the Irish chef include only 239 beans in the stew? Because one more would be too farty!
- So, an Irishman walks out of a bar.... *ha-ha, I'm just kidding!*
- "May God bless and keep in good health your enemies' enemies." — *Irish Saying*
- "Ireland has one of the world's heaviest rainfalls. If you see an Irishman with a tan, it's rust." *Dave Allen*
- "The Irish are one race for whom psychoanalysis is of no use whatsoever..." -- *Sigmund Freud*
- "It is better to spend money like there's no tomorrow than to spend tonight like there's no money!" -- *St. Patrick's Day toast*
- Jameson on St. Patrick's Day? It's worth a shot.
- "May you be in heaven half an hour before the devil knows you're dead." -- *Irish Blessing*
- "May you die in bed at 95, shot by a jealous spouse." -- *Irish Blessing*
- "As you slide down the banister of life, may the splinters never point in the wrong direction." - *Irish Proverb*



When we drink, we get drunk.  
When we get drunk, we fall asleep.  
When we fall asleep, we commit no sin.  
When we commit no sin, we go to heaven.  
So, let's all get drunk, and go to heaven!

## Orchid Cove Board Members 2024 – 2025

**President – Jane Schneider**

[orchidcovepresident@gmail.com](mailto:orchidcovepresident@gmail.com)

717-330-4985

**VP & Treasurer – Rob Maguire**

[orchidcovetreasurer@gmail.com](mailto:orchidcovetreasurer@gmail.com)

603-759-2931

**Secretary – Eric Schneider**

[orchidcovesecretary@gmail.com](mailto:orchidcovesecretary@gmail.com)

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**Website:** [www.OrchidCoveCondos.com](http://www.OrchidCoveCondos.com)

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**Connection Editor – Dave Loskota**

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\*\*\*\*\*

## Progressive Community Management

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

**Judie Littell, Orchid Cove Property Manager**

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

941-921-5393 Ext. 1135

Fax: 941-923-7000



# Calling All Readers

Tara Preserve Book Club

Tara Preserve Community Center, Tara Preserve Lane

We are reading

*Listen For The Lie*

By Amy Tintera

March 18, 2025, 4:30 PM

*All invited! Hope to see you!*

*Upcoming April 15, 2025*

*The Girls With No Names, by Serena Burdick*

*May 20, 2025, James by Percival Everett*

*For more information call Barbara Pfaff*

*908-230-1159 or email: [babsswim@comcast.net](mailto:babsswim@comcast.net)*

