

**ORCHID COVE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**FEBRUARY 20, 2025 – 5:00 PM**  
**TARA PRESERVE COMMUNITY CENTER**  
**7340 TARA PRESERVE LANE, BRADENTON, FL 34203**  
**AND VIA ZOOM.US**  
**MEETING ID: 861 2666 9720      PASSCODE: 238276**  
**CALL IN NUMBER: 1 929 205 6099**

**CALL TO ORDER / DETERMINE A QUORUM** – The meeting was called to order at 5:00 PM by President, Jane Schneider. Other Board members attending were Robert Maguire and Eric Schneider. A quorum was established. Judie Littell, LCAM, representing Progressive Community Management, Inc. (PCM) also attended.

**PROPER MEETING NOTICE** – Notice was posted in accordance with the Bylaws of the Association and requirements of the Florida Statute.

**DISPOSITION OF MEETING MINUTES** – Jane Schneider **motioned**, seconded by Eric Schneider, to approve the minutes from the January 16, 2025 Board meeting. **The motion passed unanimously.**

**PRESIDENT’S REPORT** – Jane encouraged the members to consider running for the Board as she cautioned that they do not want our community to go into receivership. The current Board will stand in 2025 but not in 2026. They set the following boundaries:

1. They will respond to any email sent within 24 hours Monday to Friday.
2. They will not be addressing any HOA business on the weekend. If there is an emergency, please call Progressive Community Management, or if it is appropriate, 911.
3. They will not address any snarky or downright rude emails.
4. When they are out and about in the community, do not ask them for any HOA business. If you have concerns, email them.

Jane thanked Larry Hiither for cleaning up the streets and yards everyday. There will be an informational meeting on March 6<sup>th</sup> and Rob would like as many members to attend as possible. It is a Power Point presentation that will clearly explain the reserve study.

**TREASURER’S REPORT** – Robert Maguire reviewed the December 2024 and January 2025 financials. Robert Maguire **motioned**, seconded by Jane Schneider, to approve the December and January financials. **The motion passed unanimously.** There will be an informational meeting on March 6<sup>th</sup> at 6:30 PM regarding Reserve Fund Study and Deficit.

**SECRETARY’S REPORT** – Besides posting the agenda on February 12, 2025 for this meeting, and emailing it, Eric also posted the agenda for the March 6<sup>th</sup> meeting on February 17, 2025. Correspondence was also emailed to the membership with weekly reminders for the Fire Extinguisher inspection on February 26 and sprinkler and alarm system on February 27-28. He asked that Owners who have not given the Board a key, to please do so ASAP.

## **OLD BUSINESS – Updates**

1. Rules and Regulation Committee – Fining Committee – We now have a Rules Compliance Committee consisting of Larry Hiither, Patty Balogh, and Amanda Milstead, none of whom are related to any of the Board members. The FL ST 718 states that an association Board may levy reasonable fines for violations of our declaration and our association Rules and Regulations. Fines cannot exceed \$100/day not to exceed \$1,000 total per incident. Jane Schneider **motioned**, seconded by Robert Maguire, to put the Rules Compliance Committee (RCC) in place. **The motion passed unanimously**. The RCC Committee will be appointed at the Annual Meeting on March 25, 2025.
2. Limiting the Number of Rentals in Orchid Cove – Amendment – Paul Olah was asked to modify the Leasing Amendment which will be voted on by the membership at the March 25, 2025 annual meeting. The Amendment states:
  - a. That at any time there may be no more than 4 rentals at one time simultaneously. No lease shall be for less than 30 days, and a lease request must be made in writing and board approval is required. No unit owner can lease for more than 12 separate leases during one calendar year.
  - b. An owner may not lease a unit during the first two years following the acquisition of title. The ability to lease a unit shall be on a first come first served basis. Once 4 units within the condominium are leased, the Association shall maintain a list of other unit owners who have provided the association in writing of an interest in leasing a unit. Upon expiration again and will be added to the list maintained by the association unless continued leasing of the unit is renewed under the same terms and provision of the same lessee, other than a change in the start and end dates of the lease.
3. Fire Extinguishers and Fire Alarm Sprinkler Inspections – Fire Extinguishers will be inspected on February 26, 2025. Members were given instructions. Sprinkler and Fire Alarm inspections will occur on February 27<sup>th</sup> and 28<sup>th</sup>. Members were given instructions.
4. Pressure Washing Driveways and Buildings – Pressure Washing of the buildings and driveways were completed on January 28<sup>th</sup> and 29<sup>th</sup> by All Seasons Pressure Washing.
5. Palm Trees – The Palms have been trimmed. A call was made to the landscapers and a lengthy conversation occurred and concerns about proper behavior were expressed.

## **NEW BUSINESS**

1. Speed Limit Signs – There have been several reports of people driving too fast in the community. This includes UPS and Fed Ex as well as delivery trucks. The Board requested 3 speed limit (15 MPH) signs to be placed in the community. Judie is checking with Manatee County as to who is responsible for the signs – County or Association.

**OWNERS COMMENTS** – Larry Hiither thanked the Board for doing a fantastic job this year and for going above and beyond, especially for handling the roof replacement all the way through. He also mentioned that residents should put a bungy cord on top of their trash cans to keep the lids secure so that animals cannot get into them as they make a mess on the ground and someone else has to clean it up.

**SCHEDULE NEXT MEETING** – Wednesday, March 6, 2025 at 6:00 PM in the Tara Preserve Community Center and via zoom.

**ADJOURNMENT** – There being no further business to discuss, Janae Schneider **motioned**, seconded by Eric Schneider, to conclude the meeting, which was passed unanimously. The meeting was adjourned at 5:52 PM by President, Jane Schneider.

Respectfully submitted,

Judie Littell, LCAM  
Progressive Community Management, Inc.  
Managing Agent for Orchid Cove Condominium Association, Inc.