



March 5, 2025

Members of Orchid Cove Condominium Association, Inc.:

The Annual Members' Meeting will be held on **March 25, 2025, at 5:00 PM at the Tara Preserve Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34203**. The meeting will also be offered via Zoom Conference Platform.

Zoom.us
Meeting ID: 890 8538 9561
Passcode: 624623
Call in Number: 1-929-205-6099

There are three (3) current positions on the Board of Directors. Three (3) individuals submitted an intent to be a candidate for the Board of Directors and gave written notice to the Association not less than forty (40) days before the Election. The following individuals, Robert Maguire, Eric Schneider and Jane Schneider, will serve on the Board of Directors for a one (1) year term. There **will not** be an election.

Enclosed are a Meeting Notice, Agenda, Limited Proxy, and a Year End Financial Statement Request Form. Also enclosed are the Zoom instructions for the meeting.

In an effort to maintain our property values, the Board of Directors would like to limit the number of rentals in the community. At the Annual Meeting you will be asked to vote on an Amendment to the Declaration of Condominium, in reference to Leasing that covers two items:

1. There will be a cap of 4 Units allowed to be leased simultaneously per year.
2. A Unit owner may not lease a unit during the first two (2) years following acquisition of title.

Please see enclosed Amendment.

A quorum of the Association Members must be present in person or by proxy, at the meeting, in order for the business to be conducted. It is therefore VERY IMPORTANT that you either attend, or return a proxy via email to jlittell@pcmfla.com, or mail it to PCM at the address on the bottom of this letter.

Sincerely,

Judith R. Littell, LCAM
Progressive Community Management, Inc.
Managing Agent for Orchid Cove Condominium Association, Inc.
Email: jlittell@pcmfla.com

JRL:kr
Enclosures

S E C O N D N O T I C E
ANNUAL MEETING
of
Orchid Cove Condominium Association, Inc.

MARCH 25, 2025 - at 5:00 PM
Tara Preserve Community Center
7340 Tara Preserve Lane
Bradenton, Florida 34203

Website URL: Zoom.us

<https://us02web.zoom.us/j/89085389561?pwd=HMGqEQpcevHJ0swrhZ0MChkr6Hk77l.1>

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A G E N D A

ANNUAL MEETING OF OWNERS

- A. Call meeting to order
- B. Determination of a quorum
 - Report those present in person and those by proxy
- C. Proof of mailing of notice of Annual Meeting
- D. Approval of Minutes
- E. Reports
- F. New Business
 - Vote on Amendment-Leasing
- G. Announce Board Members
- H. Adjournment

ORGANIZATIONAL MEETING OF THE BOARD

- A. Call Meeting to Order
- B. Determination of a Quorum
- C. Proper Meeting Notice
- D. Approval of Minutes from Last Board Meeting
- E. Appointment of Directors
- F. Election of Officers
- G. Adjournment

**ADDITIONAL AGENDA ITEMS TO THE BOARD OF DIRECTORS MEETING
MAY BE POSTED AT LEAST 48 HOURS PRIOR TO THE MEETING
AS REQUIRED BY FLORIDA LAW**

LIMITED PROXY

The undersigned, owner(s) or designated voter of Unit _____ in Orchid Cove, a Condominium, appoints _____ or, if I have filled in no name, hereby appoints the President of Orchid Cove Condominium Association, Inc. on behalf of the Board of Directors, with full power of written substitution, as my proxyholder to attend the Annual Membership Meeting of Orchid Cove Condominium Association, Inc. to be held on **Tuesday, March 25, 2025, beginning at 5:00 p.m. local standard time at the Tara Preserve Community Center located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.** The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS (You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxy holder to vote on issues which might come up at the meeting and for which a limited proxy is not required.)

☐ I authorize and instruct my proxy to use his or her best judgment on all matters that properly come before the meeting and for which a general proxy may be used

LIMITED POWERS: (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST INDICATE YOUR PREFERENCE IN THE BOX PROVIDED BELOW). I SPECIFICALLY AUTHORIZE AND HEREBY INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW:

1. Do you approve the proposed amendments to Sections 21.E and 23.5 of the Declaration of Condominium of Orchid Cove, a Condominium?

☐ **Yes, I approve** and consent to the proposed amendments to Sections 21.E and 23.5 of the Declaration of Condominium of Orchid Cove, a Condominium

☐ **No, I object to** the proposed amendments to Sections 21.E and 23.5 of the Declaration of Condominium of Orchid Cove, a Condominium

DATED this _____ day of _____, 2025

UNIT OWNERS (or all owners of the Unit or such person designated on the Voting Certificate)

Signed name of Unit Owner or Designated Voter

Signed name of Unit Owner or Designated Voter

Print name

Print name

THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THIS PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

[FOR PROXYHOLDER USE ONLY]

SUBSTITUTION OF PROXYHOLDER: The undersigned, appointed as proxyholder above designates _____ to substitute for me in voting the proxy as set forth above.

Signature of proxyholder: _____

Date _____, 2025.

AMENDMENTS

DECLARATION OF CONDOMINIUM OF ORCHID COVE, A CONDOMINIUM

[Additions are indicated by underline; deletions by ~~strike-through~~]

21. USE RESTRICTIONS.

E. **Leasing.** After approval by the Association elsewhere required, entire ~~apartments~~ units may be rented provided the occupancy is only by the lessee and his family, his servants and guests and further provided that, at no time, may more than four (4) units within the Condominium be leased simultaneously. No lease shall be for a period of less than thirty (30) consecutive days. A Unit Owner may not lease a unit for more than twelve (12) separate leases or rentals during any one calendar year. A Unit Owner may not lease a unit during the first two (2) years following acquisition of title, which shall be the date a written instrument conveying title is recorded in the Public Records of Manatee County, Florida . The ability to lease a unit shall be on a first come, first served basis. Once four (4) units within the Condominium are leased, the Association shall maintain a list of other Unit Owners who have provided the Association notice, in writing, of an interest in leasing a unit. Upon the expiration of a lease, that Unit Owner must submit notice, in writing, of any interest in leasing the unit again and will be added to the list maintained by the Association unless continued leasing of the unit is a renewal under the same terms and provision for the same lessee, other than a change in the start and end dates of the lease.

23. **MAINTENANCE OF COMMUNITY INTERESTS.** In order to maintain a community of congenial residents who are financially responsible and thus protect the value of units, the transfer of units by any owner other than Developer shall be subject to the following provisions as long as the Condominium exists upon the land, which provisions each unit owner covenants to observe:

23.5 **Leasing of Units.** All leases of units must be in writing. A unit owner may lease only his entire unit, and then only in accordance with Section 21.E. and this Section 23.5, after receiving the approval of the Association. The lessee shown on the ~~L~~ lease must be one natural person.

B. Term of Lease and Frequency of Leasing. No unit may be leased more than twelve (12) times in any calendar year. There shall be no maximum length of lease, but all leases for more than one year shall be deemed to include a provision reserving the right of the Association to approve or disapprove the continuance of the lease at annual intervals. No subleasing or assignment of lease rights by the lessee is allowed. No lease may be for a period of less than thirty (30) consecutive days.

Zoom Video Conference and Telephone Conference Instructions

March 25, 2025 at 5:00 P.M.

Website URL: Zoom.us

Meeting ID: 890 8538 9561

Passcode: 624623

Call in Number: 1-929-205-6099

To Join Zoom Meeting

<https://us02web.zoom.us/j/89085389561?pwd=HMGqEQpcevHJ0swrhZ0MChkr6Hk77l.1>

Input the Meeting ID and Password



"A Leader in Association Management"

Members of

Orchid Cove Condominium Association, Inc.:

The 2024 Year End Financial Statement will be available at no charge to any owner who requests one. Once available, this will be located on the owner's side of the Orchid Cove Website.

If you would like for PCM to send you a copy when it becomes available, please fill out the form at the bottom of the page and return this request to Progressive Community Management, Inc., **Return Completed request form to PCM by Mail or Fax.**

Fax #941-923-7000 or Mail to: 3701 South Osprey Avenue, Sarasota, FL 34239.

REQUEST FOR THE FINANCIAL STATEMENT OF
Orchid Cove Condominium Association, Inc.
AS OF DECEMBER 31, 2024

**IF YOU WOULD LIKE THE FINANCIAL STATEMENT SENT TO YOU BY EMAIL
PLEASE PROVIDE YOUR EMAIL ADDRESS IN THE SPACE BELOW:**

Owner's Name: _____

OWNER'S EMAIL ADDRESS: _____

OR

**IF YOU WOULD LIKE THE FINANCIAL STATEMENT MAILED TO YOU PLEASE PROVIDE YOUR
MAILING ADDRESS IN THE SPACE BELOW:**

Please PRINT NAME and MAILING ADDRESS

OCC