



The Orchid Cove Connection



ORCHID COVE ANNUAL MEMBERS MEETING

The annual membership meeting was held on **March 25** at the Preserve Community Center & via ZOOM.



❖ Orchid Cove Board Election

For the three positions on the Board of Directors, only three individuals submitted an application to be a candidate for the 2025-26 Board term:

- **Jane Schneider** President
- **Rob Maguire** VP & Treasurer
- **Eric Schneider** Secretary

Therefore, no election took place. All three candidates were “elected by acclamation” and seated on the Board for new **one-year terms beginning March 25**. They did announce, however, that this would be their last year of service on the Board. Thus, our membership must generate at least three candidates for the **2026** Board of Directors election.

Without member volunteers to serve on our Board, our Association would, by law, go into “receivership.” A court-appointed receiver would cost our community more than \$3,000/month for the work that a board would have done at no cost, plus court costs and attorney’s fees. **So....think seriously about serving your community – on next year’s Board!**

❖ Retirement of “One of Our Own”

Judie Littell, our long-serving Association Manager from Progressive Community Management, announced her retirement after many years of dedicated service. Her replacement – **Loren Lysen** – has 10 years of experience with PCM.

Filling Judie’s shoes will undoubtedly be a challenge, as she was **so** experienced with our community and the complexities of serving HOAs in general. Beyond those technical capabilities, though, **Judie was a responsive, outgoing, and communicative Friend to Orchid Cove. She will be sorely missed. Our Best to you Judie, for a long and happy retirement!**

Officers Re-elected for 2025 (and Judie!)



Eric Schneider, Judie Littell, Jane Schneider, Rob Maguire

❖ Limitations on Rental Units

This proposed **Amendment to Orchid Cove’s Declaration Documents** was to be voted upon by members through a limited proxy. It had been sent to all members prior to the March 25 Annual Meeting. At the meeting, the proxy count was 17 in favor and 2 opposed.



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Members have therefore again been asked to return a signed proxy since **passage requires a majority vote** – at least 25 – of the members. This proposed Amendment ([attached](#)) would limit the number of and

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manner in which units may be rented. **The draft amendment is also posted on our website** – click on the Owners tab and go to the [Documents & Rules and Regulations](#) page. This subject was discussed at the January 16 and February 20 Board meetings.

The Amendment will:

- **Limit** the number of units rented to no more than four simultaneously (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 basis – who submit a request to lease their units if/when an opening arises.
- **Allow** requested renewal of existing leases under certain conditions.

❖ County Trash Pickup



In an apparent attempt to lessen the cost, **trash pickup by the County may soon be changing.** The County currently picks up our trash by hand, twice a week. It was reported that **the County is considering limiting trash pickup to one day per week**, in a

container:

- 1) That the County will provide, and
- 2) That can be lifted up by the garbage truck, just like the recycling container.

The trash container might be the same size as the County’s recycling container. This container size might cause a storage problem for some of us due to limited garage space in Orchid Cove. **Recycling containers and pickup frequency would stay the same (once per week).** Keep tuned in for more information as it becomes available.

“Real friends are those who, when you’ve made a Fool of yourself, don’t feel that you’ve done a permanent job.” -- Erwin T. Randall

❖ March 25 Orchid Cove Board Meeting

Rules Compliance Committee

To enforce penalties for non-compliance with our rules, Declarations, or by-laws, the Board formed a

Rules Compliance

Committee at its February meeting, to comply with **Florida Statutes 720.305.**

At the March 25 Board meeting, volunteers **Larry Hiither, Patti Balogh, and Mandy Milstead** were approved to serve on the committee.



TREASURER’S REPORT

At the time of publication, the February financial statements had not yet been completed by PCM. The Board will email a brief report to the members when data becomes available.

MARCH 6 BOARD INFORMATIONAL MEETING

At this meeting, **Board Treasurer Rob Maguire** made a **PowerPoint presentation** on our recently completed **Reserve Study**. The study and Rob’s presentation can both be found on our [website](#): click on the **Owners** tab and then click on [Documents & Rules and Regulations](#).

Rob’s core message: based on physical and financial evaluations of Orchid Cove’s assets and needs by [Staebler Consulting](#), our reserves are **“severely underfunded.”**

These analyses were comprised of:

- Assessing the physical status of our major assets
- Defining their useful and remaining life
- Determining their replacement year
- Calculating their replacement year’s cost
- Developing a funding schedule



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“Everything is funny as long as it’s happening to somebody else.” -- Will Rogers



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Bottom Line: It will be necessary to significantly increase the portion of our quarterly dues allocated for reserves to sufficiently fund scheduled major projects. Major projects now planned for **2027-2028** are:

- Asphalt mill/overlay of street & parking areas
- Replacement of concrete surfaces as needed
- Exterior painting of our buildings

Currently, Orchid Cove maintains seven separate reserve accounts for major projects – using the “**Straight-line Funding**” method. One way to lessen the annual amount assessed for reserves is to **combine** those seven accounts into one – and use the “**Pooled Funding**” method.

Doing so will require a majority vote from our owners. Either funding method used – Straight-line or Pooled – will require a substantial increase in our dues assessment.

March 25 Update:

At its March 25 Board Meeting, The Board decided to have our community vote on changing to the **Pooled** method of reserve funding. Accordingly, a 14-day notice will be sent to all for a **Members Meeting scheduled for April 17 at 5:00pm**. A limited proxy will be included with the meeting notice for all members to fill out, sign and return. **Passage requires a majority vote of our members, so be sure to send in your proxies! THIS IS IMPORTANT!**

Please remember that our Board – Rob, Jane & Eric – are unpaid volunteers

representing all of us, committed to doing what’s best for our community. To

do so is their **fiduciary responsibility**: exercising reasonable care in their decision-making to avoid placing Orchid Cove under unnecessary risk.

They’re also our neighbors and friends – looking out for the well-being of our community; making sure it’s a pleasant and safe place to live. Their budget decisions for our reserves must rely on data and recommendations from the [Staebler Reserve Study report](#).



COMMUNICATIONS COMMITTEE

Only one more issue – the **May Connection – before “summer recess.”**



If you have anything to share with our community, now’s the time! We’re always looking for member input – send your contribution to one of us and 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

TARA MASTER ASSOCIATION

The TMA’s Annual Membership Meeting was held on **March 21**.



❖ Board Elections

The terms of two board members – **Kim Loskota** and **Denise Smark** – were expiring, and only those two had stepped forward as candidates for the positions. Therefore, no vote was required – they were both “elected by acclamation” and seated on the Board for new three-year terms beginning March 21.

Denise was appointed to the Board in December 2024, succeeding **John Leone**, who resigned from his position. **Kim** was first elected in 2022.

At the subsequently convened Board organizational meeting, **Board positions** were established as follows:

Position	Board Member	Committee Liaison
President	Kim Loskota	ARCs, Compliance
Vice President	Rick Power	Communications, Document Digitiz.
Secretary	Deb Mazzaferro	Community Affairs
Treasurer	Doug Zandstra	Finance
Director	Denise Smark	Landscape



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TMA COMMUNITY-WIDE GARAGE SALE

Once again, the annual TMA Garage Sale was an overall success. **Held on March 1**, more than 100 homes participated in this one-day event, selling their goods and making money!



Changes for this year included:

- **Moving** the date forward to encourage more snowbird participation both in buying and selling,
- **Increasing** the size of the banner at SR70/Tara Boulevard and adding a banner at Linger, Lodge/Tara Boulevard to capture the attention of more buyers,
- **Changing** the street signage and making those signs more legible, and
- **Encouraging** volunteers to help with sign placement and pick-up by giving those volunteers signs to place in their yards that match the street signs.

The TMA's Garage Sale Committee will begin planning next year's event soon and is looking for volunteers. If **you** are interested in helping plan and execute the **2026** Annual TMA Garage Sale, please send an e-mail expressing your interest to TMA Board member **Denise Smark** at tmaboarddirector.smark@gmail.com.

TMA NEW MEMBER WELCOME EVENT



Thursday, April 10

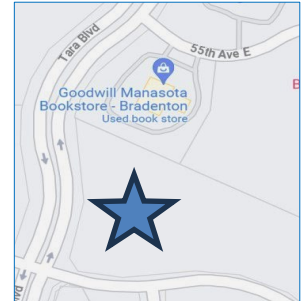
10:00 – 11:30am

Preserve Community Center

The TMA's **Communications Committee** has invited all TMA members new to the community in the past six months to attend this welcome event. You'll learn more about how the TMA serves our big Tara community (and how your dues are spent!). Be sure to **RSVP by April 3** to taramastercommunications@gmail.com. See the **FLYER** (also attached) for more details. *There's gonna be coffee & donuts.....*

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, 2024**.



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

A **mediation hearing began on January 27** and was resumed for completion on **February 25**. The county agreed to "process an Amended Development Order Application," subject to several minor conditions. The County staff essentially OK'd the buffer layout and apartment rendering finally submitted by the developer.



The results of the mediation will be presented to the County Board at its meeting on **May 8**. The Board must accept or reject the

negotiated settlement agreement.

If accepted, the County Board must then vote on the rezoning, based on the agreement reached.

The TMA's **Community Action Committee** will arrange for buses to enable TMA members to attend and express their opposition to the project. An email notification with sign-up details will be sent to all members prior to the meeting.

"I sometimes wonder if the manufacturers of Foolproof items keep a Fool or two on their payroll to test things."

-- Alan Coren



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RULES AND REGULATIONS

Sections of the [Rules and Regulations \(R&R\)](#) are reviewed regularly in the **Connection**. This month's focus is on **Landscaping**. Here's what the R&R say:



L. Landscaping

UNDER NO CIRCUMSTANCE MAY PLANTS AND MATERIAL PROVIDED BY THE DEVELOPER OR LANDSCAPE COMPANY BE REMOVED OR CHANGED WITHOUT BOARD APPROVAL.

If you have any questions, contact our PCM Property Manager, **Loren Lysen**. If you have a suggestion for a new rule or a revision to an existing rule, contact the [Documents Committee](#), **Loren**, or a Board member.

ORCHID COVE POOL SOCIAL



**Orchid Cove
Pool Social**
Monday
April 7
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:

- **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

TARA CDD UPCOMING BOARD MEETINGS



Preserve Community
Center – 10:00am

- April 15
- May 20
- June 17
- July 15
- August 19

ORCHID COVE UNITS FOR SALE



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

- [Unit 7554](#) \$400,000
- [Unit 7618](#) \$277,000 (pending)
- [Unit 7532](#) \$314,900

"I have great faith in Fools – self-confidence, my friends call it." -- Edgar Allan Poe

"The trouble with practical jokes is that very often they get elected." -- Will Rogers





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2025

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PHOTO CORNER

March 15 Pool Social



Early birds – the “**Organizers**”: Colleen & Keith Dangerfield, Larry & Suzanne Hiither. Early “**guests**” Steve & Cathleen Paciello are seated at the very back. Total attendance included many more!



“Wise men don’t need advice. Fools won’t take it.”

-- Benjamin Franklin

“A mother takes twenty years to make a man of her boy, and another woman makes a Fool of him in twenty minutes.” -- Robert Frost

ORCHID COVE RECOMMENDED VENDORS

If **anyone** has recently used a vendor that they’d like to recommend, please forward pertinent information to **Dave Luskota** at 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!

“Don’t approach a goat from the front, a horse from the back, or a Fool from any side.” -- Jewish Proverb

Orchid Cove Board Members 2025 – 2026

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 Luskota

DLoskota@comcast.net 612-327-9743

Progressive Community Management

3701 South Osprey Ave

Sarasota FL 34239-6848

Website: www.PCMFLA.com

Loren Lysen, Orchid Cove Property Manager

LLysen@PCMFLA.com

941-921-5393 Ext. 1112

Fax: 941-923-7000

(Proposed)

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 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.



New Resident Welcome Event

The Communications and Welcome Committee of the Tara Master Association would like to invite you to attend this welcome gathering so that we may share information on how the Master Association serves our beautiful community at Tara, and also formally welcome you to the neighborhood. This event is open to Tara Golf and Country Club and Preserve at Tara residents.

Place: Tara Preserve Community Center: 7340 Tara Preserve Lane, Bradenton, FL 34203

Date: Thursday, April 10th

Time: 10:00 AM to 11:30 AM. We will have a brief presentation by some of the board members of the TMA at 10:20, followed by a chance to meet new neighbors and ask questions.

Coffee, donuts/pastries and tea will be served.

Please RSVP by April 3rd, 2025

taramastercommunications@gmail.com

