



The Orchid Cove Connection



ORCHID COVE APRIL 17 BOARD MEETING



This meeting was a re-convening of the Annual Members' Meeting, to count member votes on two proposals recommended by the

Board. Proxies received for each were enough to constitute a quorum for the meeting and for the votes.

1. An Amendment to Orchid Cove's Declaration Documents

limiting the number of and manner in which units may be rented. Of all the signed proxies turned in, the vote was 26 in favor and 6 opposed. The Amendment was thus adopted and subsequently recorded by the Manatee County Clerk of Circuit Court on April 21; it's now in effect.

NOTE (per our attorney):

Only the 26 owners voting in favor are bound by the Amendment. Unless someone otherwise voluntarily consents, the remaining 22 current owners are not bound. If any of the remaining 22 current owners sell, the new unit owner would be bound by the Amendment as title is acquired.

The Adopted Amendment:

- **Limits** the number of units rented to **no more than four** simultaneously (current leases are "grandfathered" in).
- **Prohibits** any new owner from leasing their unit for the initial two years of ownership.
- **Requires** 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.
- **Allows** requested renewal of existing leases under certain conditions.

The Amendment ([attached](#)) is also posted on our website – click on the Owners tab and go to the [Documents & Rules and Regulations](#) page. See also the **attached letter explaining the voting results** from the Board of Directors and PCM.



2. A change in the method of funding and accounting for Orchid Cove's reserves, from the "Straight-line Method" to the "Pooled Method." Of the signed proxies received, the vote was 26 in favor and 2 opposed, so the membership also approved this change. It will take effect in the preparation of the 2026 budget. **This change:**

- **Will make it easier** to fund reserves and disburse funds,
- **Permit establishment** of funding for any reserve project without a \$10,000 initial allocation, and
- **Won't require** annual reserve funding as high as was recommended using the Straight-line Method, as summarized in the **excerpt below** from the [Staebler Reserve Study](#):

[Staebler's] Opinion of Current Reserve Fund Status

Current Annual Contribution [2024]	\$45,770
Required Contribution if Pooling	\$89,330
Required Contribution if Straight-line	\$173,098
Current Percent Funded	22%
Current Total Liability	\$2,234,626

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MAINTENANCE MATTERS

Backflow Preventers Recertification



Annual testing of backflow assemblies to ensure they are functioning properly was done in April by [Casey's Plumbing Backflow](#).

Other Landscaping Efforts

Kim Loskota, Landscape Committee Chair, and the Board met with our landscape contractor, [Gras Lawn](#). They have subsequently started trimming overgrown shrubs and focusing on turf and weeds.



2024-25 BOARD ACCOMPLISHMENTS

Just in case you missed the Board's email, the following is a list of last year's **challenges** faced by **Orchid Cove** and managed by our Board of Directors. Many thanks for their focused and tireless efforts in maintaining our community!



- Soffit repairs
- Mulching
- Raccoon removed
- Pool heater replaced
- Dryer vents cleaned
- Fire alarm problems corrected
- Fire safety inspection completed
- Repaired street restriction affecting building 10's water supply
- Several dead, beetle-infested pine trees removed
- Orchid, palm, and oak trees pruned
- Orchid tree dead branches trimmed, post-hurricane
- Fallen trees removed between buildings 4 & 5
- Leaking exterior faucets fixed
- Preparation for and clean up after two hurricanes
- Aggressive, 6 ft. gator removed

- Mold and wet drywall repaired in the pump room and bathrooms at the pool house
- Internal repairs to several units from leaks prior to roof replacement
- Insurance appraisal completed
- Reserve study contracted and completed
- Rules and regulations updated
- 2025-26 budget prepared
- Managed roofing replacement project (July - December) with frequent member updates
- Assumed responsibilities of departed roofing consultant during construction
- Palm tree and two orchid trees replaced
- Backflows repaired, buildings 4 & 10
- Pressure-washed buildings, driveways & walks
- Established the Rules Compliance Committee
- Prepared and presented an Amendment to our Governing Documents limiting unit rentals



TREASURER'S REPORT

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

Assets		March 31, 2025
Checking Account		\$47,554
Money Market Account		214,868
Certificate of Deposit		92,417
Receivables & Prepaid Expenses		27,194
Total Assets		\$382,033
Income and Expenses		Jan - Mar 2025
	Budget	Actual
Income	\$50,613	\$50,779
Expenses	50,613	58,205
Jan - Mar 2025 Net Loss		(\$7,426)

"A mom forgives us all our faults, not to mention one or two we don't even have." -- Robert Brault



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HURRICANE PREPAREDNESS

All the ingredients are coming together for ANOTHER BIG HURRICANE SEASON in 2025. This year, the [Climate Adaptation Center](#) in Sarasota is forecasting **17** named storms – **10** to reach hurricane status with **FIVE** to become **Major Hurricanes**.

Hurricane season runs from **June** through **November** annually.

- **First-floor Owners:** Make arrangements **NOW** to have help, if necessary, in erecting and removing your **hurricane shutters** in case of a hurricane.
- **All Residents:** be sure to **remove everything** from your **lanai** if your unit is vacant at any time during hurricane season.

2025 CAC Hurricane Season Forecast

Category	Number
Named Storms	17
Hurricanes	10
Major Hurricanes	5

What can you do right now?

- Check your insurance coverage.
- Be sure you have all your important papers readily at hand, so you can take them with you in case evacuation is necessary.
- Where will you go? **Plan for that now.**
- Know your evacuation routes. What is their elevation? Will they be drivable if a big storm develops and approaches without much warning?
- Plan to leave low-lying areas if a storm is coming. Even minor storms are creating much greater flood impact now because of sea level rise.
- Where will you park your car to ensure it doesn't get damaged in flooding?
- Sign up for the [Alert Manatee](#) notifications to receive emergency updates from government and public safety officials.
- Download the Red Cross [Hurricane Preparedness Checklist](#).



The Board wants to form a **Hurricane Preparedness Committee** and is looking for volunteers. If you're interested, please **get in touch with a Board**

member. If you have any questions, contact our PCM Property Manager, **Loren Lysen**.

RULES AND REGULATIONS

Individual sections of the [Rules and Regulations \(R&R\)](#) are regularly reviewed in the **Connection**. This time of the year, the natural subject is **Hurricane Protection**. Here's what the R&R say:

"Hurricane Protection"

Hurricane protection on the first-floor units may be installed seven (7) days in advance of a warned hurricane and must be removed no later than seven (7) days after the "all clear" notification.



The approved coverings are as follows:

1. Aluminum panels/shutters
2. Astro Guard Hurricane fabric panels, or similar brand hurricane fabric panels.

Unit owners are responsible for:

1. The maintenance of the hurricane coverings
2. The installation and removal of the hurricane coverings, regardless of whether they are on-site or not."

If you're thinking of changing to the **AstroGuard** or **AstroFlex fabric shutters**, take special note to first submit an [Architectural Change \(ARC\) form](#) for 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.

"True heroism is remarkably sober, very undramatic. It is not the urge to surpass all others at whatever cost, but the urge to serve others at whatever cost." -- Arthur Ashe



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TARA MASTER ASSOCIATION BOARD MEETING



Next Board Meeting:
May 22 – 9:30am
Preserve Community Center & via Zoom

The TMA Board of Directors met on **April 24** with member attendance via Zoom.

❖ Landscaping

The client representative for the TMA's new landscape contractor, [Greentech Landscape Management](#), outlined improvements currently underway:

- Irrigation system repairs & improvements
- Revitalization of hedges along Tara Blvd
- Sod fertilization
- Upcoming tree work on Tara Blvd – the Board approved a bid of \$23,210 for:
 - Trimming 80 trees
 - Removing four trees

PROPOSED APARTMENT PROJECT UPDATE

The revised project at Tara Blvd and Stone River Rd includes three 3-story rental apartment buildings totaling 72 units with parking for 160 vehicles. It had previously been rejected by the County.

The results of a subsequent **court mediation** between the **County and the Developer**, which concluded on February 25, will finally be taken up by the **County Board** at its meeting on **May 8**. The



Board must accept or reject the negotiated settlement agreement between the developer and the County. If accepted, the County Board



must then vote on the rezoning, based on the agreement reached.

The TMA's **Community Action Committee** has arranged bus transportation for TMA members to attend the meeting and express their opposition to the project. If you wish to ride the bus, please RSVP to Christine at ckanayama@taragcc.com to reserve a seat. **The bus will leave the TGCC parking lot at 8:00am on May 8 – everyone is encouraged to wear a red top!!**

ORCHID COVE POOL SOCIAL



The pool social organizers – **Larry & Suzanne Hiither**, and **Colleen & Keith Dangerfield** – will resume scheduling these get-togethers in November or December. In the meantime, others are welcome to arrange summer or fall events.

DID YOU KNOW?

❖ Memorial Day Week Garbage/Recycling

Collections will be delayed a day:

- **Tuesday's garbage & recyclables** will be picked up on **Wednesday**, May 28
- **Friday's garbage** will be collected **Saturday**, May 31



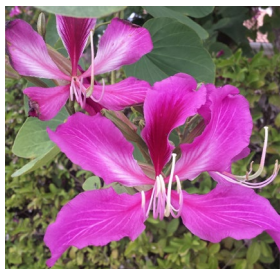
SEASONAL LEAVE CHECKLIST



For unit owners who are leaving for the season, **Orchid Cove** has a [Seasonal Leave Checklist](#) on our website.

A copy is also [attached](#). Please feel welcome to use this checklist as a tool to help protect your Orchid Cove home while you're away.

"Motherhood is like a game show: you never know what prize you'll win – a diaper blowout, a tantrum, or an 'I love you, Mom' that melts your heart." -- Kathy Lette



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UPCOMING EVENTS, ACTIVITIES

❖ Manatee's 4th Annual Taco Fest



If you love tacos, this is your event! It takes place on **May 3, noon to 7:00pm** at the [Manatee County Fairgrounds](#) and features over 100 of the Tri-State Area's best **Taco and other Food Vendors** alongside a variety of **Specialty Cocktails** and entertainment.

This family-friendly event features a **kid zone with a free petting zoo, free jump houses, face painting, and more.** The **\$10 General Admission (Seniors: \$5)** includes access to the grounds and all on-site entertainment. Vendors sell their goods directly to attendees.

❖ Yoga Classes at the Community Center



Easy yoga for stronger bones –
These classes are for
Everyone!

FRIDAYS: 10 – 11am

"Jay" offers individualized classes to meet your specific needs.

Why Yoga? Because It:

- **Lowers** blood pressure
- **Boosts** flexibility and energy
- **Improves** osteoporosis, circulation, and digestion
- **Helps** relieve arthritis
- **Aids** in weight control
- **Helps** relieve depression and anxiety

"There's no place like home except Grandma's." -- Anon.

❖ Music on Main at Lakewood Ranch

This fun time takes place on the **1st Friday of the month (May 2), 6:00 – 9:00pm** on **Main Street in Lakewood Ranch**. Stroll the street full of vendors; or bring a chair and sit (or dance!) to enjoy the band. Free admission and parking. May's band is **Bluestar**.

OUR COMMITTEES NEED VOLUNTEERS

The sustained success of **Orchid Cove** relies on the active participation of owners on various committees, which provide essential support and guidance to the Board of Directors.

Volunteering to serve on one of our committees is also a great way to become engaged and contribute to our neighborhood.



An attractive feature of living in a community association like **Orchid Cove** is that it eliminates much of the responsibility of home ownership. But the price of that convenience is sometimes the creation of an atmosphere of apathy.

As owners in a community association, we tend to allow and depend upon that elite group known as **"they" or "them"** to operate the association, attend related meetings, and make important community decisions. However, we need to realize that **"they" and "them" are always made up of "I," "We," "You" and "Us."**



How about serving on one of the following committees? We need your ideas and help. To answer your **"call to duty,"** please contact one

of the Board members or **Loren Lysen**, our Property Manager. **Thanks much!**

- **Welcome Committee**
- **Landscape Committee**
- **Maintenance Committee**
- **Hurricane Preparedness Committee**



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KEEPING YOUR BUILDING FRONT CLEAN

Orchid Cove pays for power-washing the fronts of the buildings once a year and painting them every 10 years. **We want things to be kept looking nice.** Power-washing was completed late last year.

Typically, bugs and debris accumulate, which can make our building fronts look dirty. So, until the next power-washing, you must **broom off and/or hose off your entrance, garage doors, and around carriage lights as needed.**



If you are an owner with tenants, let them know **they** need to do it. Some of you will be returning north for the summer season, so this is a courtesy reminder to please complete this cleaning before you leave.

If you'd like to review the exterior features for which owners are responsible, please log in to our [website](#) and go to the **Owners page** with the password **orca**. Click on the [Documents & Rules and Regulations](#) link and then on [Orchid Cove Responsibility Matrix](#).

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:

- **May 20 – [James, A Novel](#)**, By Percival Everett
★★★★☆ (rated 4.6 out of 5)
- **June 15 – [The Girls with No Names](#)**,
by Serena Burdick
★★★★☆ (rated 4.5 out of 5)

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

"America without her soldiers would be like God without His angels." -- *Claudia Pemberton*

CONDO LIVING

Condo living is different from living in a single-family home. **Uniformity and consistency in exterior appearance (which help to preserve property values)** are



some of the main reasons people choose condo ownership. That's why you **must submit an [Architectural Change \(ARC\) form](#)** for **any** proposed changes to exterior appearance for Board review and possible approval.

As a reminder, and according to our **Orchid Cove Rules and Regs** (in the Holiday Decorations section), **"There shall be no alteration of common elements, especially the placing of items on the grassy areas..."**

ORCHID COVE UNITS FOR SALE



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

- [Unit 7554](#) \$400,000
- [Unit 7532](#) \$314,900
- [Unit 7632](#) \$249,900
- [Unit 7542](#) \$288,000

[Unit 7618](#) has sold for \$275,000.

TARA CDD UPCOMING BOARD MEETINGS



Preserve Community Center – 10:00am

- **May 20**
- **June 17**
- **July 15**
- **August 19**
- **September 16**

"You know how once you have kids you never ever pee by yourself again? At least one of them is always in there with you at all times." -- *Jennifer Garner*



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PHOTO CORNER

April 7 Pool Social



(L-R) Suzanne Hiither, Beth & Kim Strub, Sam Samfilippo, Gayle Vogel, James Ross, Larry Hiither, Keith Dangerfield, Amy Samfilippo



(L-R) Jola Gates, Susan Petras, Janet Maguire, Bob Petras, Rob Maguire, Craig Gates

COMMUNICATIONS COMMITTEE

This will be the last edition of the **Connection** until October or November (summer/fall recess!). But in the meantime, check the **Orchid Cove** website's [Announcements page](#) for any news that may pop up. And check out the **TMA** website's [News & Events page](#), too!

- Dave Loskota, Chair DLoskota@comcast.net
- Kim Loskota KLoskota@comcast.net



May 11, 2025

"The most remarkable thing about my mother is that for 30 years, she served the family nothing but leftovers. The original meal has never been found." -- Calvin Trillin

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:

- 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!

"A mother understands what a child does not say."
 -- Jewish proverb





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MAY YOU LIVE IN INTERESTING TIMES [Note 1]

By Greg Blanchard

When the votes are all counted and the envelope is opened, the winner of the weirdest year in the 21st Century will almost certainly be: **2025**! Yea! Woo-Hoo! and WTF?! [Note 2]

Many business, economic, and social leaders correctly point out the benefits of past disruptive changes. The thing is, none of the talking heads I've seen considered the effects when all of the disruptions occur **AT THE SAME TIME**.

Fortunately, one of the benefits of living in paradise is that we don't have to worry much about what's happening around us; just sit back and watch. It'll also be fun to share and discuss guesses on what happens next. This could be the genesis of a new party game for pool socials! What doesn't improve the quality of learned discourse more than beverages and munchies by a pool? I charge the Board with this task.

In the meantime, it'll be prudent to take steps to make sure that your Cell phone, PC, and other home technology doesn't form a Junta through the Wi-Fi router, appoint a leading AI as "General," and decide to "remove" the biological elements of the household that are using way too much Internet bandwidth on non-productive streaming services, games, or "social media." I recommend using VPN software.

[Note 1] *Although frequently identified as an ancient Chinese Curse, the source of the title of this article has been attributed to Sir Austen Chamberlain, in remarks he made on the world situation in 1936*
(<https://quoteinvestigator.com/2015/12/18/live/>).

[Note 2] *Ask your teenager.*

.....
"Any mother could perform the jobs of several air traffic controllers, with ease." -- Lisa Alther

"If your kids are giving you a headache, follow the directions on the aspirin bottle, especially the part that says, 'keep away from children.'" -- Susan Savannah



May 26, 2025

"Our flag does not fly because the wind moves it. It flies with the last breath of each soldier who died protecting it."
-- Anon.

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)

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Progressive Community Management

3701 South Osprey Ave

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Website: www.PCMFLA.com

Loren Lysen, Orchid Cove Property Manager

LLysen@PCMFLA.com

941-921-5393 Ext. 1112

Fax: 941-923-7000

(As Adopted)

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 five (5) 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 five (5) 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 ~~E~~ 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.



April 26, 2025

RE: 1) Proposed Amendment
2) Reserve Funding Method

Dear Orchid Cove Condominium Association Members:

Due to the insufficient number of proxies received for the Annual Members Meeting held on March 25, 2025, the meeting was continued. It was rescheduled, properly noticed, and reconvened on April 17, 2025. The required number for the quorum of members to conduct the Members' meeting is 25% of the members = 12. However, 32 were received via proxies and those present on ZOOM.

According to the Orchid Cove Condominium Association's Declaration of Condominium, the quorum requirement for Members to vote on the amendment is different. It is the majority of the voting members, or 51% = 25. The results of the voting on the two questions in the Amendment are:

The voting results were as follows:

- 1) Amendment to Limit Property Rentals in Orchid Cove passed: 26-YES votes, 6-NO votes. This Amendment was filed with the Clerk of the Circuit Court of Manatee County effective April 21, 2025.

With this amendment, new owners must wait two (2) years before leasing their property. In addition, only four (4) properties may be under lease at any one time, UNLESS current owners *WHO DID NOT VOTE OR VOTED NO*, decide to lease. There are currently five (5) properties under lease now; they will not be affected. Members who voted for the amendment must adhere to the change. See Statute 718.110 (13) If current owners voted NO to the amendment, they are not bound by this amendment. However, if they or any current owners sell, the new unit owners will be bound by the amendment.

Regarding family members residing in an owner's unit, regardless of whether they are paying rent, if he/she resides in the unit for more than thirty (30) days, they are considered a lessee and must go through the proper vetting process outlined in the Orchid Cove Rules and Regs

If you are a new owner or you voted for this amendment and plan to lease your unit, you must submit a request in writing to the Board. This process is on a first-come, first-served basis, and once the current leases drop to three (3), you will be notified. The rental list will be kept current on the Orchid Cove Website.

The Amendment was filed with the Clerk of the Circuit Court of Manatee County on April 21, 2025 and is now effective.

- 2) On the issue of reserve funding, the proposal to change the Reserve Funding Method from straight line to the pooling method was approved, 26 – YES, 2 – NO. The new method will be implemented with the 2026 budget.

Thank you for your review of this important Association information. Please contact Loren Lysen, LCAM, at llysen@pcmfla.com with any questions or concerns you may have.

Respectfully submitted,
Board of Directors
Orchid Cove Condominium Association, Inc.

Orchid Cove Condominium Association, Inc.

Seasonal Leave Checklist

Several unit owners use Orchid Cove as a second home, leaving their condominiums vacant for extended periods of time. Below are some preventative measures that owners can choose to take prior to leaving for the season. Please feel welcome to use this checklist as a tool to help protect your Orchid Cove home while you're away.

- | | |
|---|--|
| <input type="checkbox"/> Shut off main water valve to unit and/or:
shut off valves to: <input type="checkbox"/> <i>toilets</i> <input type="checkbox"/> <i>sinks</i>
<input type="checkbox"/> <i>water heater</i> <input type="checkbox"/> <i>washing machine</i> | <input type="checkbox"/> Check windows and doors to be sure that
all are secure |
| <input type="checkbox"/> Close sink drains | <input type="checkbox"/> Place toilet seats down and seal or place
heavy object on the toilet seats |
| <input type="checkbox"/> Turn off water heater | <input type="checkbox"/> Turn off refrigerator ice maker and empty
ice bin |
| <input type="checkbox"/> Verify that a neighbor or nearby relative has
a key to your unit, in case of emergency | <input type="checkbox"/> Unplug lamps, toaster, coffee maker |
| <input type="checkbox"/> Turn on and leave A/C on; set your
thermostat – see Florida Power & Light
(FPL) recommendations | <input type="checkbox"/> Turn off circuit breakers to washer, dryer,
water heater |
| <input type="checkbox"/> Replace A/C filter and check overflow | <input type="checkbox"/> Bring in everything from your lanai (in case
of a hurricane) |

It's always a great idea to have a neighbor, relative, friend or the like periodically check your unit. **If you have someone checking your unit, it's good to have them review the items below.** Additionally, you may want to check with your private insurance carrier to see if there are any conditions on having a unit inspected when vacant for a period of time. Some individual policies have exclusions if the unit is not checked every couple of weeks. Your insurance agent will be able to review your policy and provide you with any details needed for your protection.

- ☐ Check pipes for water above and below cabinets and/or any other water intrusion in unit
- ☐ Verify that A/C is working and filter is clean
- ☐ Check dishwasher for any leaks or standing water
- ☐ To help avoid any odor from the pipes, run water through the pipes including sinks and toilets.
- ☐ If above is completed, be sure to shut off valve(s) again
- ☐ Check refrigerator for operation
- ☐ Check water heater for leaks and verify that it is turned off

If you are leaving for the season, have a great trip and we will see you upon your return. We appreciate your help in protecting your home at Orchid Cove in the best manner possible.

Progressive Community Management
Property Manager for Orchid Cove

