

Orchid Cove Condominiums
Board / Budget Meeting Minutes
Tara Preserve Community Center
7340 Tara Preserve Lane, Bradenton, FL 34203
November 20, 2025 – 6:09 PM

Call to Order

The Board / Budget meeting was called to order by Jane Schneider, Board President, at **6:09 PM** immediately following the Special Members Meeting. President Schneider attended via Zoom.

Proof of Notice

Management confirmed that proper notice of the meeting was posted in accordance with Florida Statutes and the governing documents.

Roll Call / Establishment of Quorum

A quorum of the Board was established with the following members present:

- Jane Schneider, President (via Zoom)
- Robert Maguire, Vice President (in person)
- Eric Schneider, Secretary (via Zoom)

Minutes Recorder

Ray Andrusiak, CAM, recorded the minutes.

Approval of Previous Minutes

The Board reviewed and approved the minutes for the meetings held on **February 20, 2025, March 6, 2025, and April 17, 2025.**

Motion: Jane Schneider

Second: Robert Maguire

Vote: All in favor

New Business

Jane Schneider motioned to approve the **proposed 2026 budget.** Lengthy discussion with members and all questions answered. Motion to accept budget by Jane Schneider

Second: Robert Maguire

Vote: All in favor

Owner Comments

Owner comments regarding the budget included:

- New landscaping contracts may require additional funding
- Painting, pavers, and road project to be considered for future reserves

Other Issues / Announcements

The Board discussed other issues and announcements with owners, including:

- Pool pest problem: NaturZone is being called
- Complaints from several neighbors regarding the condition of the lounge chairs. Several companies called, most didn't call back. Ken Page recommended Florida Patio. Florida Patio was called and they agreed to take ½ chairs at a time. Motion made to proceed with restrap chairs by Jane Schneider, second by Rob Maguire all in favor
- Fire extinguishers Feb 9, 2026. Owners place extinguishers on the porch on the first floor and the lowest step if on the second floor. If not out, you will need to have the extinguisher inspected at your own expense.
- Fire safety to finish the repairs on select units Feb 9,
- Vent Solutions Dryer Vent Cleaning March 11, and March 12
- Backflow fixes expected sometime in April
- Sprinkler issues for 5 units, expected to be fixed in February
- Electric fire issue to be addressed by calling insurance

Adjournment

The meeting was adjourned at **7:22 PM**.

Motion: Jane Schneider

Second: Robert Maguire

Vote: All in favor