



# Tidelands Estates - HOA

Tidelands Estates - Newsletter

April 2012



## Presidents Notes

The Annual Board meeting for the election of new officers for the next year was held on April 12<sup>th</sup>. I would like to welcome Joe Golan, Ellis Norton, and Walt Schaaf to the Board as Directors going forward. I want to thank Dennis Cusack for serving on the Board for the past term. We all owe a BIG "THANK YOU" to Bob Orr for his service on the Board for the past couple of terms and all the accomplishments made during his term on the Board. Bob took the lead with the legal action that was successful against Centex Destination Properties. He has been very instrumental in the building of our new North Point Park, fishing pier and the approval of docks for many properties within our community. Bob and Gail Orr have decided to move back to Georgia, north of Atlanta, to be close to their family.

### North Point Park:

The park is progressing well and - believe it or not - after all these months it is almost finished. The lights are installed on the dock. Modifications have been done to interface with the outstanding work being done by homeowner's Jack Cannon, Stacey Vincent and Nancy Corkum. To ensure the park looks even more picturesque, they have hired contractors to install a coquina sea wall, planted more trees and a gorgeous arrangement of various foliage plants matching the beautiful landscaping to tie their property into the look and feel of our park.

We had our first opportunity to use the park for a neighborhood event after the Board Meeting. Many of our neighbors joined together for pizza. Thanks to all of you that brought appetizers and desserts to share. There was so much food and everyone had a great time together enjoying our new park.



**Pizza Party at the Park**



**Pier at Night Fall — Fantastic Sunsets**

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### **Common Pathway along the ICW:**

We had our landscape company clear three feet on each side of the pathway to open up the area. The clearing gives the walkway a much more open feeling.

I have been working with the Phase-II Board related to many common area problems and concerns in our neighborhood. One particular item was that they wanted to see a connection of the path to our walkway leading out of the park. I agreed with this and we have extended the path to the walkway.

A sign was placed on the condo end of the path stating that the path is closed from dusk until dawn.

Signs are being prepared to go on the fishing pier

stating the rules and will be in place early next month.

### **Security at the Entry Gate:**

A proposal was made at the Board Meeting to add automated security to the entry gate. I have been working with the Board in Phase-II and we have a solution to the entry problems we have been experiencing with people running the gate behind someone who is authorized to enter. The solution is to install a drop down gate arm at the entry point for both residents and guests. Residents will have a transponder and when you pull up to the gate, the arm will go up and you drive into the single lane and the arm will drop down behind you and at the same time the big gate will be opening. Guests will be stopped at the entry panel by another bar and all guests will have to talk to the virtual guard located in a remote facility to have the gate opened for them. Residents will be able to put names on the list using an Internet connection or by calling the security company to add a name for access.

The plan is to have the system installed by June and in full control by July. This will give us a little better control than we had with the full time security guard. Cost for this service is about half of what we are currently paying for with the night security guard. I am also discussing the possibility of sharing some of the cost with Phase-II to have the Sheriff Department patrol our area as well as Phase-II like they are today.

### **Legal Action:**

**Hancock Bank** - we won the action against the bank. Cost was about \$8K for legal fees and we will receive almost \$20K for the one year back on the eight properties. We also have a legal precedent to bill either the bank or anyone who purchases the properties where everything due back to day one will become due. I think we will work a settlement with the bank on this issue or they will never sell the lots.

**Cost Share** - I have been working with the Board in Phase-II and we have an agreement in principal for how the cost share will look when we restructure it later this year. Bottom line.... we have agreed that each Board will supply two Board members to the Cost Share. Decisions will be made by the Cost Share. Budgets and Plans will go to each Board for approval. If we can't agree, then the Board that does not agree will pay for a mediator to resolve the issue. The new Cost Share will consist of the entry gate, security, landscape for the entryway, gates, streets, and street lights. This should keep it clean and simple going forward.

**Centex** - The legal action is progressing; the appeal briefs are complete and will be presented later this year.

The next thing on the schedule is mediation in early June with Phase-II.

Bob Orr has agreed to continue to assist with the legal action until complete.

### **Motion to Extend the Two Year Build Out:**

A motion was made to extend the moratorium that was put in place four years ago to extend the requirement for build out in the development. The motion was to extend this for an additional two years.

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### **Landscape:**

As I think everyone is aware since the beginning of 2012, we have been using Affordable Landscape for our grounds maintenance. So far everything is looking great. Bruce the owner of Affordable is in here a lot with his crew and they have cleaned up a lot of items that had been ignored and they have been working hard on the irrigation system that was in a shambles. We have installed two new electrical panels to run the timers and this time they were installed in plastic boxes. The last ones rusted to the ground. We are also getting a good handle on the pumps and electrical to support the irrigation system. A new on-line calendar is on the web site and Bruce will be updating the schedule on-line. The water schedule is also on the web just below the calendar.

Ron Smith our Board Member in charge of Grounds and Maintenance has resigned from the Grounds and Maintenance position. Effective immediately, Joe Golan, new to the Board, has agreed to take over the Grounds and Maintenance responsibility.

Jay Martindell is going to work with Joe and help to assure we have a good turnover. I thank them both for their support in working on these items.

Jay Martindell discussed the problems with our lake. He stated there is no oxygen below 6-feet in our lake and that is why a lot of fish have been dying. We have reviewed a system to oxygenate the lake and a motion was made to the Board to accept this option to resolve the problem. Aquatic System will install a Diffused Aeration System in our lake in early May. After the new system has things back to normal, (within a few months,) they will install new carp, and some sort of Cracker fish in the lake. The aeration and fish will help to reduce the midge flies that come from the lake a couple times a year and get all over the homes on the West side of the lake.

The islands at the north end of our community that look so crummy are not under our landscape control, they fall under the common area control which is done by the landscape company that is doing Phase-II today. Under the new arrangement for cost share these will be under our control later this year and we can make sure they look good.

### **ARC Committee:**

I want to thank Ellis Norton and his committee for the work done on the ARC Committee this past year. Since Ellis was elected to the Board, I have asked Jay Martindell to take over the ARC Committee. Jay has accepted and will take over this task immediately.

Several people that paid \$500 to the ARC for new docks are being refunded \$400 each. The Board changed the amount charged for permitted projects about a year and a half ago to \$100.

### **Care Bears Budget Request:**

We have a group of neighbors who go by the name of the "Care Bears" and they are there for anyone who has a medical problem. They could use a little assistance with dinners and get well cards. They do a fantastic job in our community and there was a motion to the Board to give them a budget line item for cards and flowers where needed. They also greet new neighbors to let them know they are welcome in our community. If you are interested in joining the group contact Linda McLean. We all own them a big "Thank You".

### **Delinquent Accounts:**

At the end of last year, it was our goal to reduce the sixty- two non paying properties to around thirty by midyear 2012. With the sales of lots and homes in our community and the banks selling some property that had been on hold for some time, it is starting to look like we will be on that target at least close to midyear. As we get more homeowners/lot owners paying our finances, it will start to come back into line for the future. The foreclosure process on two properties in our community is continuing and will go to sale in the next few months. We are looking at several other properties that we will start proceedings on in the next few weeks. We are also in the notification process to several people that we intend to sue them in small claims court for nonpayment of fees as well.

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### **New Neighbors:**

With the sale of lots and homes, we are starting to see some good opportunity and growth in our neighborhood. Several lots have been sold and some people plan to build right away and several others are looking at building within the next year. We all welcome this new activity and new neighbors to our community.



### **Why We Live Here**

For your Board,

A handwritten signature in blue ink, appearing to read 'John Loudermilk'. The signature is fluid and cursive, written over a white background.

John Loudermilk  
President

## Projects and Goals Currently Underway or Planned

**Mission: Tidelands Estates will be the community that the residents envisioned when they moved to the area, and be a model-gated community.**

### Board Goals:

- Establish an efficient, effective and fully funded organization in accordance with applicable regional, state and federal laws and good business practices.
- Ensure that the members of the HOA have all the information regarding activities in work, future planning, and finances required to take the community forward.
- Ensure that Tidelands Estates properties (residential and common) meet the highest standards possible using our contractors to their maximum benefit.
- Ensure that the Tidelands Estates Compliances are enforced when necessary.

### Pending Items in Work: (Partial List of Major Tasks)

- Continue the legal action to get better representation on the Cost Share Board. (In Process)
- Cleanup and get 50% of the non-paying properties paying by mid year. (In Process)
- Work with the new landscape contractor to up-grade our community (In Process)
- Work with Phase-II to implement the new gate security system. (In Process)
- Work with Cost Share to upgrade the street lights (Plan for 2nd quarter)
- Work with Cost Share to get the streets and curbs repaired.
- Work with Cost Share to upgrade the community entry look. **(Complete)**
- Work to repair the lake by implementation of a new aeration system.
- Rework the electrical system for the well pumps. (In Process)
- Design a system to support the irrigation behind the homes on the ICW. (In Process)

## Tidelands Estates Board of Directors & Committees

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