



Presidents Notes

On Wednesday April 15, 2015 the Board held a business meeting followed by our Annual Board Meeting for election of officers.

This will be my last Newsletter as President of the HOA, I decided after eight years in this position it was time for someone with new ideas and a forward looking view to take the game ball and knock it out of the park.

I can't begin to thank all of "you" that assisted over the years for your help. This is not a one person thing - many from our community joined to bring us to a place we can all be proud of and to make the Tidelands a premier property within the City of Palm Coast. Like I said I can't begin to list the names of all the people, but I have to mention a few that over the years had significant impact on our community. First, Bill Clinton our first president set up and established the ground work for our rules and regulations. Bob Orr, who without his financial support and hard work we would not have the dock rights we have today. Paul Morelewicz who took over Grounds & Maintenance. Walt Schaaf who handled finance for many years. Joe Golan who just does it all and never complains. Jay Martindell who from day one has been there to assist and take on any project as needed. There are many more that served on committees or just helped when needed and to all of you I say "**THANK YOU**".

The other night Lil and I sat on our wonderful community dock watching the Dolphins put on a show, and could not understand why we were the only ones that showed for Wine Night on a Chamber of Commerce day in Northeastern Florida. I think it was the first time we had ever gone that nobody showed up. Anyway, at 6:00pm we headed out to our next door neighbors house for hot dogs and burgers. When we walked in the door I realized why nobody was at Wine Night, most of our community was standing in Sue & Allen's living room. I have to say - "*I had no clue*". It was the farthest thing in my little mind so I did not expect anything. I think I might have said something stupid, but I was just speechless, which is unusual for me. I have to say you are the greatest neighbors. I can't thank everyone enough for attending the wonderful party, and the generous gift. Although, I understand some people went into my house to see if the award would be best to sit on my desk or hang on the wall. Since they could not find the top of my desk, they decided the wall was the best bet. I love you all!

New Board for 2015

Joe Golan, President

Roe Hiers, Vice President, Chairperson, Compliance

John Frailey, Director, Chairperson, Grounds &

Maintenance

Patti Zahn, Chairperson, Finance

Renee Blake, Director

Dead Beat Properties

We are finally down to five and two of those have been taken by the banks so they will be on the market soon for new owners. The three remaining are going through the legal process and should be settled soon. Things are set now to stay on top of everyone going forward so we don't get into another situation like we had from the last depression.

Finance

As you already know the monthly fees for 2015 were reduced by \$5 per month. This is because we have turned most of the delinquent property now and we are being paid by most so we could establish a firm budget going forward based on income projections. One major change, we set up and fully funded the reserve accounts for common area such as our fishing pier, park, pathway, lake and our pump and irrigation system.

Irrigation Upgrade Project

This project is to upgrade the irrigation supply system for our development to a more modern, flexible and dependable system. A three person team from your community consisting of Joe Golan, Jay Martindell and myself worked on the project along with Bob Dickens of Dickens & Associates. It has been designed to handle all current and the future build-out of homes within Phase 1 and meets or exceeds all of the City of Palm Coast standards for future builds within the City. Bids were secured from 3 vendors and award was made in January of this year to Affordable Lawn and Landscape for implementation. Work on the upgrade project is mostly com-

pleted.

Electrical Upgrades

All electrical panels that are the responsibility of Phase 1 have been inspected for proper grounding. New and upgraded lightning protection circuitry has been installed to further protect our investment of the connected equipment. At this time there is not a need for any other additional changes to the electric distribution panels.

Electrical panels that are the responsibility of the Cost Share committee, which service common elements (i.e. street lighting, etc.) have been inspected and repaired/replaced as needed. No further action is required at this time.

Lighting at the pier, flagpole and the North Point landscaping lights are 100% functional. No further action or plans are in place.

Pump Status

The east and west pumps have been recently replaced due to degraded pumping operation. The maintenance company, East Coast Wells, has been further instructed to perform maintenance and lubrication, according to the manufacturer's recommendations. This should provide maximum capacity for the life of the pumps.

The wells and the associated piping and valves have been inspected and repaired as required. The well and pump systems are fully functional and we do not anticipate any additional changes at this time.

Lake Status

The fountains are maintained on a regular schedule and the Center fountain has been

Water features under the Aquatic Systems contract.

The south fountain control box was recently changed, due to deterioration, to a new fiberglass unit. All timers and fountain controls are 100% operational. This concludes the control box upgrades for all three fountains to weather-proof boxes. The fiberglass boxes have stainless steel hinges and locks providing better longevity and a maintenance free exterior.

Future plans are to upgrade the north and south fountains to an LED lighting systems. This is planned for when one of the older units fail completely. We are also looking into a unified timer program so that all fountains will start, stop and light on the same schedule. Currently the existing timers do not allow for this to be done without expensive technology.

The lake itself is in the healthiest condition we have ever had, mostly due to the installation of the aeration bubbler system back in 2012. That system is regularly maintained and is not showing any signs of trouble. The overall lake conditions are inspected regularly and serviced as needed by Aquatic Systems.

Pathway

A contract has been awarded to Affordable to resurface the existing pathway along the Intra-coastal Waterway. Some soft areas will be replaced and the entire surface will be enhanced leveled and rolled. This project is to start as soon as the continuing project with the coquina is complete. We are also placing sod on some areas to help hold the sides from washing out. Eventually we will get the entire pathway setup this way.

Maintained Vegetated Buffer (MBV)

Affordable is already working on the MBV to get it to a reporting status for the St John's Water Management District. This must be done immediately after the coquina sea wall work is complete.

Cost Share

Budget for 2015 is almost identical to the budget for 2014. One difference is the street lights, the budget was left the same until we have a full year of bills to compare the savings from the new LED lights.

Affordable was awarded the contract for cutting the outside along the street buffer area. This was required because the City of Palm Coast will no longer cut the grass area along Palm Harbor Pkwy.

Several issues with Envera were documented and a meeting was set to meet with the representatives from Envera at our facility to discuss the best way to resolve the outstanding issues.

Placement of Mail Boxes for the new homes being built or planned for the 20 lots we took over from Centex. The post office will install, but we have to set the base for them to be attached to.

Motion was accepted to contract with the sign company to re-build and replace street signs to bring everything in the entire community up to the original standards of our community.

Road paint to refresh the stop sign lines and the yellow on the road markers.

Main entrance landscape design and maintenance submitted by Dickens & Associates was reviewed and it was determined that this requires more review.

Sundancer Cruise—March 2015

Oh what a night!!!! Thanks to everyone who joined us last evening on the Sundancer. The food was great and thanks to Mother Nature, the weather was perfect. There were 57 of us on the cruise and everyone had a fun time. The guitarist did a wonderful job with music that kept everyone up and dancing.



Summertime Means BBQ Time

Let's have fun at our Tidelands Estates Point!!
Drink, eat and play some games

When: Saturday June 20th

Time 5:00pm

Price \$20.00 per person

RSVP to Linda Mclean by May 20th

For your Board,



John Loudermilk

Past 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 cleanup of non-paying properties. (Progressing well)
- Work with Cost Share to upgrade the street lights (Completed)
- Work with Cost Share to get the streets and curbs repaired.(Completed)
- Install two arbors in the park (Completed)
- Add a lighted flag pole to the North Point Park. (Completed)
- Replace the lights on the Pier (Complete)
- Develop a plan for long term Irrigation and water supply. (Completed)
- Install irrigation supply to the Centex homes. (Completed)
- Install flowers in the open common areas (Completed)
- Work with Cost Share on entry lights (Completed)

Tidelands Estates Board of Directors & Committees

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