



Presidents Notes

First, I would like to wish everyone Happy Holidays and a safe and Happy New Year.

This past year has been another very good time for our entire Tidelands community. The working relationship with our neighbors to the South in Phase-II could not be better. We are working with a Board of Directors in the condo association now that really care about making our community the best place in Palm Coast to live. The new structure put in place a little over a year ago for our cost share which covers shared items such as the entry, entry landscape, streets, lights is working very well.

This past year we have been very successful turning around non-paying owners. We started the year with sixty-nine non-paying members, mostly lots, but a few homes as well. As of the end of 2013 we are down to twenty-three non-paying and ten of those are close to being sold which will leave us with thirteen, all of those are in a foreclosure process by our legal collection company. With many of our bad debt problems behind us we were able to reduce the monthly fees to our membership by \$26 per month. That is not something you see too much of these days.

I want to thank our Board Members and committee people who are the ones responsible for

creating a wonderful place for all of us to live in. Hard work and dedication is the reason our HOA and community is getting stronger financially and the reason we are starting to see new construction in our community with several more homes planned for 2014 we are quickly becoming one of the most sought after places to live in Palm Coast. I have had several real estate people refer to our community as the best kept secret in Palm Coast.

Holiday Party:



Our social committee out did themselves for our Tidelands Estates Holiday Party for 2013. The party was at the local Elk's Club with beautiful

decorations, inexpensive drinks, great appetizers, and live music with Debbie & Tony "T". We had a good turnout and everyone had a good time with all our neighbors to celebrate the Holiday Season.



Great Job, and a big "Thank You" to all the ladies of our Social Committee for putting on a spectacular event.

The Board approved \$1,600 for the party by email vote last month and I brought it to a motion to approve officially. The Board voted unanimously to approve the amount. In fact the cost was only around \$1,400.

On December 19th, we had a regularly scheduled Board Meeting and covered a lot of items in a short period of time. Following I will highlight the major items of discussion from the meeting:

Landscape Contract:

Joe Golan, working with Jay Martindell and Brett Robinson from our Management Company designed and published a list of requirements for the contract bids pertaining to our landscape going forward. Although, we are happy with the job Affordable Lawn & Landscape is doing, we wanted to bid the contract to assure we are getting the best deal for our community. The re-

quest for proposal was very detail, even to the point of naming the chemicals we wanted, and how often we wanted them used. Four companies were asked to bid on the deal and all responded. Joe as head of the Grounds and Maintenance Committee was task with the job of reviewing the response from each company, and recommending his choice and why. As always, Joe did a very thorough job of comparing the response from each vendor and based on the results his recommendation was to stay with Affordable Lawn & Landscape. His recommendation was presented to the Board and a motion was made to accept the contract with Affordable for a three year period and a 1% increase per year over the period.

This is good for the community in that it locks our price for the next three years, and we still have a 30-day cancellation clause in case of problems along the way. Affordable has done a good job for us over the past couple years and there is no reason to change a good thing.

Budget for 2014:

Everyone was mailed a proposed budget in advance of the meeting for review. Most of the discussion around the numbers going forward related to the cleanup of many of our outstanding debt properties. As I mentioned earlier we have reduced the number substantially this past year. Our financial position is strong, we have money in our reserve account funds and we are positioned well for the future. Key areas where we reduced amounts were cost share down almost \$2K per month because the gate security equipment is now paid for in full, legal is down, no legal action planned for 2014.

A motion was made to accept the budget as presented and was approved by unanimous vote of the Board.

Cost Share Overview:

Street & Curb Repair - is finally now in the bid process to be done after the first of the year. This will repair curbs, the street after you turn right at the clubhouse, the pavers when you turn left to exit at the clubhouse, where the water stands all the time, and the pavers outside the exit gates.

Upgrade the entryway - New areas were defined for flowers in the entry going all the way to the front of the club house. Proposals are out to use flowers from Bloom Masters, that is the company that supplies all the good looking developments around town. This will give us a much nicer look and feel when you enter the community.

Entry Lighting - we are installing lights on all of the palm trees when you enter the community down the center lane to the club house. Phase-II has agreed to also add lights on the three palms in front of the clubhouse so the look will flow all the way through our entry. Also installing electrical outlets at each tree so next year we can decorate the palms with lights for the holidays.

Street Lights - Joe Golan is working with the supplier and will be installing four new street lights for testing, two on our side and two on the condo side. If we like what we see we will be replacing the lights in the entire community. Joe has done the research on the new lights and they are very cost effective. Money for this expense will come from the Cost Share reserve account so it will have no impact on our budget.

Street Signs - A few years ago Phase-II replaced some signs and added some new ones that were installed on metal poles. We are looking to change the poles to the black poles and black casing around the signs to match the look and feel of our entire community.

Reserve Fund - The cost share reserve fund is in good shape. The condo association had a company review all of the reserve accounts and the cost share was one of them. It is in good shape, throughout the Centex years they paid into the cost share the amount they should have been paying so those reserves are in good shape and in line with where we should be. This covers major expenses in the future like the roads.

ARC Recommended Upgrades to the Community:

Flag Pole - to be located in the North Point Park. The recommendation was made to use a 30' pole set in concrete and lighted so we can leave the flag up 24/7. The motion was made and accepted by unanimous vote of the Board.

Arbors - A proposal for two arbors in the North Point Park were submitted, they will be built with cedar and have plants growing over the tops to give some shade in a couple areas in the park. One over the small paver area with the two bench seats, and the larger one over the tables in the picnic area. The motion was made to approve the arbors as presented and accepted by unanimous vote of the Board.

New Trees - to be planted around the lake. The motion was made as a carry on from the original beautification plan submitted a couple years ago for upgrading the lake area. We will be installing around 20 new trees with drip lines and mulch in a planned manner around the lake within the easement area. The motion was presented and accepted by the Board by unanimous vote.

Handicap Access to the Pathway:

We had a situation arise in the community with a disabled person wanting to use a small golf cart on the Pathway. Since we had no rules in

place that really covered this matter, Patti Zahn and Joe Golan did research to see if any other type of motorized equipment could be used. What they found was motorized wheel chairs will not work in the soft coquina and the wheels on the scooters will sink in and tear up the coquina. The only option is to allow the golf cart. We do not want to prohibit our handicapped residents from using the pathway. A motion was made to the Board to allow the golf cart as long as it is registered by the user and a list of requirements and rules are met. These will be drafted by an attorney to be sure we meet the official requirements of the Americans with Disabilities Act. The Board approved this motion by unanimous vote.

I have already met with the new President of the Condo Association and he has agreed to review our legal wording and see if it is something they can implement on their side of the community as well.

Irrigation to the twenty lots turned over to us by Centex:

As I am sure you recall the twenty lots that were turned over to us by Centex had no irrigation to them. Joe Golan has been looking into a fix for this and in parallel Ellis Norton has been reviewing the flow rates and water consumption capacity of our pump and well system to see what our requirement would be for a total build out in this community. There are ongoing projects and all the work does not have to be done this year or even some of next year. We will need to run new irrigation lines to the twenty lots and we have capacity to do that today. Money for this project will come from our reserve fund.

ARC New Home Package Presented:

The ARC brought a package forward for Dennis Cusack (who was not at the meeting) to allow him to be the owner/builder of a new home in

the community. This was presented to the Board because it was not within the guidelines that could be accepted by the ARC Committee. The problem being that Mr. Cusack wants to build his own home and our Architectural Review Committee rules and guidelines are very clear and say that only a licensed contractor/builder can build in this community. There was discussion back and forth and the decision, by a motion to the Board to reject the plans based on the fact he has no approved licensed contractor/builder. The Board vote on this motion was unanimous.

The Board determined that we are an HOA community and that our members purchased their homes in a gated HOA community because of the rules and regulations. It is the Board's fiduciary responsibility to assure that our rules and regulations are followed. A licensed contractor/builder brings full liability coverage for anything that may happen on a job site and is responsible for all the subs that are working for him and his company. We have rules in place for a reason, and once you make an exception for one, everybody then wants exceptions for their thing.

The following out of our guidelines states *"The Architectural Review Committee requires that all building and certain additions be done by a licensed contractor/builder with demonstrable experience in building custom homes. The ARC reserves the right to reject an application for approval on the basis of builder qualification. The owner is responsible for assuring that a qualified builder is employed and that he uses fully qualified and licensed sub-contractors.*

For your Board,



John Loudermilk

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 Phase-II to implement the new gate security system. (Done)
- Work with Cost Share to upgrade the street lights (In work)
- Work with Cost Share to get the streets and curbs repaired.(In Work)
- Review and implement a water conditioning system to control the salt content of our Irrigation water. (Done)
- Add a lighted flag pole to the North Point Park. (In Work)
- Add one additional table to the park area.
- Replace the lights on the Pier
- Install Arbors in the Park
- Install new trees around the lake
- Work with Affordable to bring the Vegetated Buffer Area into compliance.

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