



Presidents Notes

We have a new year and a new president of the United States. We have experienced many changes over the past several months and I want to take this opportunity to insure that all of you have the current information. Our property management company has been trying to get up to speed due to the change in personnel. Carsten George of Southern States Management is our contact there and any owner requiring service or noticing something amiss should contact him via email at cgeorg@ssmgrouppinc.com. This is the best communication to use as your request is documented and easily forwarded to the company that will be performing the service.

My hat is off to the Social committee for the great holiday party they orchestrated and I am eagerly looking forward to our next event.

The calendar on our website is being continuously updated to reflect not only G&M items but also committee meetings and other events. Please check the calendar regularly for any last minute changes.

2017 Budget

Most of you have received your dues coupon books by now so it is not news that our dues assessment for 2017 is \$222.00 for improved

lots and \$119.00 for unimproved lots per month for this year. It was during meetings of the financial committee that it was discovered that there was an error in calculations of the budget spreadsheet going back several years that kept the unimproved lot assessment lower than what it should have been. The correction of this calculating error resulted in the unimproved lot assessment looking like it went higher.

In addition to the new landscape maintenance contract there was also a small reduction in our portion of expenses known as "cost share". Cost share is the expenses that we share with phase 2 for road maintenance, street lights and security plus some other minor common expenses.

A copy of the approved budget will be posted on the HOA website, in the Finance Committee area, as there were minor changes made to the budget from the proposed version that was sent out with the budget meeting notice.

Aftermath of Hurricane Matthew

We still have some work to do on the damages from Hurricane Matthew. We are happy to see that most homes suffered little or virtually no damage and that we did not have any owner injuries from the storm.

We did suffer quite a bit of damage to the park and pier area from the rising water resulting in loss of much vegetation. As spring comes in we will be replacing the damaged vegetation.

All streetlights have been repaired and where required, new footings were installed. The cost for these repairs came from the cost share budgets.

Trees that were leaning on HOA common property were straightened or removed if straightening was not possible. Leaning trees on parcels are a parcel owners expense.

There are still parcel owners that have trees on their property that require removal and/or straightening. Letters have been sent to those owners notifying them of their responsibilities. The compliance committee will be following up to insure proper repairs and/or replacements have been made.

Upcoming Annual Meeting – March 31, 2016

The annual meeting of the HOA is scheduled for March 31, 2016 @ 4 pm. The meeting will be held in the Tidelands clubhouse.

You should be receiving shortly notification from our Property Managers of this and the packet will include a candidate information sheet for those that wish to run for the board of director positions that will become open due to expiration of terms. There are 3 positions on the board that the terms are expiring, Ron Prettyman and I still have one year left on our terms. Any member that is in good standing with the HOA may run for a position on the Board of Directors in accordance with Florida Statutes and our C&Rs. I look forward to many people wanting to be more active in our community.

Grounds & Maintenance Committee

We have a change in the grounds and maintenance committee due to Dennis Cusack stepping down as chair. Ron Prettyman will assume the

chair position; Dennis has asked to remain on as a member of the committee. Committee meetings for G&M have been changed to the 4th Monday of each month at 9:30AM and they will be held in the offices of Southern States Management.

We have a new landscape maintenance contractor as a result of the hard work of the Grounds and Maintenance committee in securing a new landscape maintenance contract. The company now servicing us is Greenflex, LLC, formally known as Serene Settings. The new contract is to run for two years.

The committee is reviewing other maintenance contracts for cost effectiveness and services rendered. They will make their recommendations to the Board to renew or replace existing contracts.

Gazebo at the pier

About a month or so prior to Hurricane Matthew we experienced damage to the screening of the gazebo at the pier. We did secure an estimate for the repairs but the selected vendor has failed to start the work so we are now looking for a new vendor. The prices we have received so far range from about \$1,100 to \$2,700. We are looking at other options as this has been ongoing for some time and we hope to have repairs made shortly but I do not want to just throw HOA money at the problem.

This is not the first time we have had damage there and I do not expect it to be the last. If anyone spots a person causing damage to the pier please let me and/or our property managers know with as much detail as possible so we can address it.

Architectural Review Committee

These guys just don't stop. Two houses are in the finishing stages, three have recently

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started, one lot just had the land cleared and there are two more that will clear lots shortly. That is just the new builds, many other projects for changes also cross their path. I don't know how they keep it all straight but they do.

Compliance Committee

Here is a committee that is really valuable to our association. They make monthly tours of the neighborhood with our property manager to insure that all properties are maintained and in compliance with our governing documents. If a homeowner fails to comply after being duly notified, they recommend additional actions at the direction of the Board.

This committee insures that the quality of our neighborhood remains high which is good for all our property values.

Street Light Banners

As part of the 2017 budget, the Board of Directors approved installation of banners on the re-

maining light poles that encompasses phase 1. Just last week the holiday wreaths were removed and shortly the remaining light poles will be equipped with arms to accommodate banner installation. Banners are scheduled to be changed 4 times a year.

Even though the holiday wreaths will no longer be used on the light poles, we are looking into keeping the larger wreaths to be used at the pier during the holiday season.

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President

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