

# TIDELANDS on the Intracoastal

Tidelands Estates - Newsletter

June 2018



## From the President — Roe Hiers

Summer has officially arrived, as well as the heat, humidity and afternoon storms! This has prevented our 2<sup>nd</sup> Friday of the month Wine Nights from occurring! But I hope it hasn't deterred our community from taking advantage of the serene and beautiful settings that our North point park has to offer. It's an opportunity to meet some of our new neighbors while enjoying the sights and beautiful sunsets.

June is also the beginning of hurricane season. So take the time to be prepared and have a plan in case of evacuation. We have been fortunate in the past to escape the wrath of hurricanes with minimal damage here in Palm Coast. Let's hope that pattern continues.

I'd like to take this opportunity to update you on some of the ideas and changes the Board has been working on.

Compliance has undergone new structuring. Our Management Company will be conducting inspections at the direction of the Board and is in charge of monthly meetings. Any violation notices that are generated, must be a unanimous agreement by our committee members. Please keep in mind the notices that go out stating the violation, asks you to remedy it and/or advise the management company of your intention/time frame to ensure you will be in compliance.

Maintenance of roofs, and exterior of our homes, e.g. mold, landscaping, etc. will be monitored, as well as rules pertaining to garbage. As a reminder, we ask you dispose of your garbage in a can, so as not to have critters/animals destroy the bags at night and have garbage spread all over.

We will no longer be inspecting docks and dock roofs. However, it still remains your responsibility to maintain them. We all enjoy the beauty of our neighborhood and ask everyone to do their part to keep it that way.

The MVB – Maintained Vegetated Buffer – All those living on the intercoastal are very familiar with the restrictions imposed by the St. John's River Water Management District. Included in our Compliance changes, we will no longer be monitoring anything east of the path along the Intercoastal. Again, that does not preclude you from abiding by the rules governing the MVB. Annual reports will no longer be submitted to the SJRWMD for those properties whose restoration activities of the MVB have met success criteria after 5 years. However, monitoring of the restored tracts of newly constructed homes, and reporting shall occur "no less than 5 years from the end of restoration activities". This taken from the Permit and Habitat Management Plan.

Our Vice President, Renee Blake, has been working on an 'Easy to Read' Book of rules for our community. She has asked for volunteers to assist on this project.

We are looking to make some changes to our website, such as the posting of email addresses in our member directory. (This will require a permission slip from each resident.) Other website suggestions being evaluated by our Secretary, Patti Zahn are: increased login security; the ability to submit email requests to the management company that can be monitored by the Board; the ability to post events wherein homeowners can register and pay online; enhanced email broadcasts wherein replies can be received by a designated person. More info will be forthcoming, but if you have any other ideas, please contact Patti by July 31. She will collect the detailed requirements for discussion with our Webmaster.

Lastly, we are a pet friendly community. Please ensure you pick up after your pets, and that you abide by the leash laws of always keeping your pet on a leash.

Our next Board meeting will be September 6 at 500pm at the Tidelands Clubhouse. Hope to see you there!

I would like to wish everyone a pleasant summer and safe travels if included in your plans.

*Roe Hiers*

### **Grounds & Maintenance – Joe Golan**

1. At our last Board Meeting, a landscape plan around the Irrigation pumps was approved. This work has been installed.
2. The East well problem had been resolved and now fully functional. All wells, pumps & controllers are operational.
3. We have added to the web site a full list of the current irrigation schedule and will periodically update it as new homes and major

changes are made to it. It is sorted in address order, first by street name and then by house number.

4. Overall it has been relayed that the community is very happy with the service from our landscape/irrigation contractor. We are still finding some Band-Aid repairs to the irrigation system by our former contractor. These are all being dealt with and corrected.
5. Pond/fountain maintenance is now being handled by Charles Aquatics and has been a noted improvement over the past contractor. Currently all equipment for the pond is operational.
6. Garbage in the pond – We are constantly on the lookout for garbage that makes it into the pond either via the storm water system or the wind carrying it. Members of the HOA can help by insuring that all garbage set out for collection is in a secured closed container, not just a plastic bag and tie up the papers in their recycle bin. Yes, we do have wildlife that tears open garbage bags and plenty of breezes to carry the loose garbage away into the pond.

### **From the ARC committee –**

#### **Dennis Mc Mandon**

1. Construction continues at a steady pace. Ten homes are either under construction or in the planning and permitting stage.
2. Some reminders:
  - a. Any alteration to the exterior of a home, including major landscaping, must receive prior approval of the ARC. When in doubt, contact Carsten George at Southern States Management. 386-446-6333.
  - b. Hurricane season has begun. In the event of an impending storm, please store any objects such as patio furniture, that can cause damage to your or a neighbor's property.

### ***From the Social committee – Mary Wildstein***

The Social Committee's primary goal is to create activities that bring residents together to build a stronger community. The Committee members are Mary Wildstein, Peggy McMandon and Leigh Kappleman. This particular Social Committee was developed in January 2015. Our biggest challenge is having community participation in planned events. As our community continues to grow and develop, we hope that new members will participate in events. It is a great way to meet your neighbors.

Hopefully, you have our calendars marked with "Save the Date" for the following events:

- Our Halloween Party is scheduled for Saturday, October 27 at the Tidelands Clubhouse. We will hire a DJ and caterer for this event. Ticket prices and menu information will be sent in September. Costumes will be optional. Last year's party was great fun and well attended.
- Our Annual Holiday Party will be Friday, December 7 at the Hilton Garden Inn on Route 100 in Palm Coast. Ticket and menu information will become available in November. Our previous Holiday Parties have been at the Hilton. We are always pleased with the pricing, food quality, and service. It is a great night to dress up and put on your dancing shoes as the Frank Saffi Band does a great job in performing music for a variety of tastes.

The Social Committee is also responsible for the new homeowner Meet and Greet. A committee member visits the new homeowner with a small welcome gift and community resource information.

We hope you all enjoy the seasonal banners located throughout the community. Banners are changed in January, April, August and November.

If anyone has any suggestions for events for the Social Committee please call Mary, Peggy or Leigh.