



From the President

We have crossed a milestone with construction

With the clearing of the lots at 10 & 12 Longview Way N we have moved past our 50% development mark. There are a total of 152 home lots within our HOA. As of this writing, 70 homes have been completed and 7 more are now under construction with more on the way. Our Architectural Review Committee has never been so busy. Thank you all for a job well done.

There is an opening on the ARC committee for a member; anyone interested in serving our community should contact Dennis McMandon and/or Carsten George for information.

Annual Meeting and Elections – March 31, 2017 at 4:00 PM

By now all of you should have received your ballots for the upcoming elections for the open director positions of the HOA. As I mentioned previously we have 3 director positions that are expiring and sadly we have only received two Candidate Information forms by the deadline. Those candidates are Patti Zahn and Renee Blake who are looking to serve another 2-year term on the board.

Roe Hiers, who served two terms (4 years) on the board, and most recently served as our vice-president has decided to concentrate her energies in another direction. Roe has also served as

the chairperson of our Compliance Committee and steered the committee in a very positive and fair direction. She will also be resigning from that position and will surely be missed by all. Her no-nonsense and logical approach to issues was just what that committee needed. As Roe is also resigning the chair of this committee, the board will also seek a new chairperson for this committee.

I have had several people ask me “What happens now?” with respect to the elections. To put it in a nutshell, the ballots contained blank lines to “write-in” votes for anyone even though they did not turn in a Candidate Information Form. Also, as in all previous election meetings there will be a call for nominations from the floor prior to counting of the ballots. Self-nomination is allowed. Only those that are present at the meeting will be allowed to vote for any candidate nominated from the floor. In all cases members are limited to voting for a maximum of three (3) candidates as there are 3 openings. If neither the write in votes or voting for a candidate nominated from the floor yield a positive outcome, the open director position can be appointed by the remaining board of directors. This does not have to be done at the annual meeting.

The ongoing issue of the improper surveys that resulted in discrepancies of certain easement tracts along the ICW and Common Area ‘E’ is still ongoing and we are hoping for a

recommended solution from our attorneys in the next few weeks. If this recommendation is delivered to us in time, it will be an item on the agenda for the meeting.

I look forward to seeing all of you at the meeting and our participation in the election process.

Cost Share Committee Meeting

Many of you are not aware that we share some common cost items with Phase 2 of the Tidelands. To handle this we had formed the Cost Share Committee and the committee is made up currently of 3 members from Phase 1 and 3 members of Phase 2. "May Management" handles the property management duties of this committee. The members are typically part of their respective Board of Directors. Phase 1 members to the committee are Patty Zahn, Renee Blake and I.

Items covered by this committee are road maintenance, general security, landscaping of shared common properties (main entrance) and the vehicle access systems provided by Envera Systems.

We have a cost share meeting scheduled for the same date as our annual meeting, March 31. The time will be 2 PM at the clubhouse. If you would like to observe this meeting you are welcome to do so. A brief summary of the cost share meeting will be reported at our annual meeting.

The chair of the Cost Share committee for the current year will be selected from the Phase 2 members as we alternate the chair position between Phase 1 and Phase 2 for a 1-year term.

Grounds and Maintenance Update

Our wells & pumps are back in good working order so regular scheduling of irrigation is continuing. We have also implemented additional work orders to better protect the irrigation pumps.

Greenflex has been busy since the 1st of the year performing the landscape maintenance duties around Phase 1 and getting to know our development. Comments on their performance should be directed to either Carsten George or the G&M committee.

If you have any concerns or items that need attention, please contact Carsten Georg of Southern States Management and he will issue a work order to the appropriate vendor. Email is the preferred method for reporting issues as this starts the paper trail, Carsten's email address is cgeorg@ssmgrouppinc.com.

City pick-ups of Yard Waste

According to the City's website (<http://www.palmcoastgov.com/trash/schedule>), Waste Pro in addition to performing our normal garbage and recycling pickups, are supposed to be in our development on Wednesdays for "Yard Waste" pickup.

Yard waste does not need to be bound, tied or containerized in any manner; however, there is a limit to the amount of yard waste that can be placed at the curb each week. Any yard waste pile that is larger than 4 cubic yards (3' high, by 3' wide, by 12' long), or contains any material that is longer than five feet in length or 6 inches in diameter, will need to be picked up by a separate truck. There are additional costs associated with pick-ups of this nature and these costs will be paid directly to Waste Pro by the resident.

If you have yard waste out for pickup on Wednesday and it is NOT picked up, please call Customer Service at (386) 986-2360 and file a complaint. You are paying for this service in your water bill; you should receive the same services as any other homeowner in Palm Coast.

Regular Garbage and Recycling pickups

I see some folks are getting lax again about putting their garbage out in closed containers. By just putting a trash bag out at the curb you are attracting birds and animals to tear it open leaving garbage throughout our neighborhood. Please place your garbage in sealed containers for pick-up on Mondays & Thursdays.

Even though the City does not require waste paper and cardboard to be tied, it would help our neighborhood by bundling these items.

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This will prevent it from blowing out of the recycle bins and littering our development.

There is more information on garbage pick-up including scheduling of bulk items and hazardous waste items at the City's website <http://www.palmcoastgov.com/trash>. To schedule a hazardous material pick-up, please call Waste Pro at (386) 586-0800.

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President

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