



Presidents Notes

2016 Budget

We are rapidly approaching the end of the year which means it is time for the budget committee to get busy.

The budget committee is comprised of several members of our community including Patty Zahn, John Loudermilk and Jay Martindell along with our management company, Southern States, Brett Robinson. The board of directors will then receive copies of the proposed budget for review prior to the annual budget meeting.

As we work towards the budget for 2016 we will continue to strive to find ways to keep our costs down and to maintain the community to the standards we all enjoy. Some of the recent items that we have done to achieve this goal is the installation of a new irrigation control system which is now in full operation. Other improvements have been the installation of LED lighting for our roadways and other luminaires around the development. These improvements will ultimately give use more dependable service while lowering our electric costs.

The date for the budget meeting of the HOA will be announced soon. The chairs of the committees have been notified to prepare their budgets for the 2016 year. Typically the HOA's budget meeting has been scheduled for early December, so please keep this in mind if you are planning to attend.

Tidelands Coquina Revetment and Maintained Vegetative Buffer Monitoring Report

On September 22 we received confirmation from the St. Johns Water Management District (SJWMD) that the report submitted and subsequent site inspection on August 24, 2015 for the MVB (Maintained Vegetative Buffer) has been accepted and we are in full compliance with the permit.

This has been a long and difficult task requiring many hours of work and diligence headed by Patty Zahn. Bruce Bruce of Affordable Lawn & Landscape has labored with Patty in making this happen in spite of the many obstacles that were put in their way. Please help me extend my thanks to these folks for a job well done.

We must continue to be diligent in maintaining the MVB to the standards outlined by SJWMD and will be required to submit a follow up annual report in August 2016.

Building in the Tidelands

We have had a very full year for construction here and the future looks like it will continue. Yes we had some issues and some new builds have required more attention than others but we have survived through the hard work and efforts of the Architectural Review Committee (ARC) headed up by Dennis McMandon.

Tidelands Estates - Newsletter

If you are making modifications or even just repainting your home, please make out the appropriate ARC form for approval PRIOR to starting any work.

ARC's Other responsibilities

The ARC is not only responsible for new building reviews but also for improvements to existing homes and our common areas. Recently we have experienced some problems with late night usage at the point. There has been some minor damage and mischief at the pier and the North Point Park. It is not known at this time who may be responsible for this but efforts are being made to catch them and hold them responsible. I have spoken with the Sargent of the Palm Coast office of the Flagler County Sheriff's Office and they will be stepping up patrols and walking the path to the pier to see if they can find the culprits.

The ARC is looking into some changes to help our neighbors that live next to the park and pier. Once they are finalized and approved by the board they will be implemented as soon as possible. In the meantime if anyone observes abuse of these facilities, please Do NOT confront the culprits. Please DO CALL the non-emergency number of the Flagler County Sheriff's Office at 386-313-4911 for trespass issues or noise complaints and report the situation. If there is an emergency situation then call 911 and relay the information to the dispatcher.

Trash Collections

Driving around the development during the early hours, I have recently seen wildlife trying to find food in the garbage that is left at the curb. Not only does this make a mess that must be cleaned up but some of the loose trash also ends up in our lake.

Please do not put your trash bags out directly or in uncovered containers at the curb during the night for next day pick-up. **Please do use a covered sealed container to secure your trash in.** This will help us all and keep our community looking clean. When recycling paper and cardboard, please tie them into bundles to prevent them from becoming wind-borne and littering the community.

On this note, I must remind our residents that trash containers and recycle bins can go out on the night prior to pick-up starting at 6:00 PM and trash receptacles must be put away (out of sight) no later than 6:00 AM on the day following pick-up. When not out for pick-up all trash and recycle containers must be screened from public view.

Trash pick-ups are scheduled for in the Tidelands Mondays and Thursdays. Recyclables are collected on Thursdays.

If you need additional information, please check with the City of Palm Coast or view this web site <http://www.palmcoastgov.com/government/code>

Parking

There have been some abuse of the parking rules and I would like to remind everyone that parking on the street overnight (from 1:00 AM to 6:00 AM) is not permitted by us or the City of Palm Coast.

Parking on vacant land is not permitted at any time.

Commercial vehicles are not allowed to be parked anytime at residences unless performing a service call.

Trailers are unlawful to be parked anytime unless used for a service call. There is an exception for an ARC approved build or modification to a residence to allow contractor trailers to be parked overnight but they cannot remain on the roadway.

There is no parking allowed in the cul-de-sacs at Pavilion Ct and Village Pt at any time.

Last if you do park temporarily on the street, please look to see that there is not another car directly across from you leaving a narrow lane for travel.

Tidelands Estates - Newsletter

Coquina Path, Pier and North Point Park

A reminder for those that utilize the coquina path along the ICW; the path may be used from dawn to dusk but is closed from dusk to dawn. Please respect the privacy of our neighbors that live along the ICW and do not use the path during hours of darkness.

The pier and North Point Park are closed from 10:00 PM to dawn. During the evening hours, please refrain from making loud noises and respect our neighbors that live adjacent to the pier and park.

The following are the Rules & Regulations for the pier and park: They are also posted at the pier alongside of the covered gazebo.

1. Members “not current” with HOA fees are not allowed to use this facility.
2. Fish only from designated area.
3. Seating area is for seating only “NO FISHING”.
4. Visitors are responsible for their own messes
5. No cleaning of fish on the pier!!!
6. No crab traps can be tied to the pier.
7. No smoking on the pier.
8. No motorized vehicles on the pier except for handicap.
9. No skateboards, bicycles, rollerblades on the pier.
- 10.No fireworks allowed.
- 11.No boats docked at the pier.
- 12.No overnight camping or sleeping on the pier or in the park.
- 13.No diving or jumping off the pier.
- 14.No sitting on the railing.
- 15.No profanity.
- 16.No loitering on the pier or property after 10:00 PM.
- 17.No weapons.
- 18.No loud music or radios.
19. fisheries species, size and catch limits.
- 20.Violation of any rules may result in banishment from the park area.

Budget Committee and Annual HOA Budget Meeting

The budget committee has already started the workshop meeting process to prepare a budget for adoption by the board at our annual budget meeting. The members of that committee will work closely with Southern States Management in preparation of the budget.

As part of the Phase 1 budget we have some cost share items that are expenses for common community items with Phase 2. The Cost Share members of Phase 1 will meet with their Phase 2 counterparts during this same timeframe to develop that budget. Our portion of the cost share expenses are incorporated into our budget.

Annual Holiday Party

Our social committee, headed by Mary Wildstein, is hard at work finalizing arrangements for our annual party. It sounds like it will be a great affair and hoping that everyone can join us.

Details for the party will follow in a separate announcement with the dates, etc.

For your Board,

Joe Golan
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)
- Upgrade the coquina pathway now that construction is complete with the sea walls.

Tidelands Estates Board of Directors & Committees

Joe Golan
President
josephgolan@gmail.com

Renee Blake
Director
reneeblake@gmail.com

Dennis McMandon
Chairperson, ARC
mcnole@aol.com

Roe Hiers
Vice President
Chair., Compliance Committee
roehiers@me.com

John Frailey
Chair., Grounds & Maintenance
jwf1079@aol.com

Mary Wildstein
Chair. Social Committee
marywild1@earthlink.net

Patti Zahn
Treasurer
Chairperson, Budget Committee
pattizahn@aol.com