

TIDELANDS on the Intracoastal

Tidelands Estates - Newsletter

October 2018



From the President — Roe Hiers

Fall has arrived! Being a New Jersey girl, Fall is my favorite time of year. The cool crisp air combined with the vibrant colors of the trees, the scents of warm apple cider and cinnamon assaults the senses! Here in Palm Coast, we can enjoy the much cooler temperatures and beautiful and often vibrant, sunsets. Within our Tidelands community we have great walking paths to take advantage of the seasonal weather. Our traditional Wine night, held on the second Friday of the month at the North point park, is a good time to socialize with friends and meet your neighbors, while sipping some wine and sharing hors d'oeuvres. And speaking of, our Social Committee did a fantastic job in putting together a Fall Festival dinner and dance at the Clubhouse in October. Food was excellent, Capt. Kirk our DJ entertained us with great music, we met some of our newer members of the community, and visited with the old! A great time was had by all. Thanks to the committee and all who assisted in making this Fall festival fun.

If you were unable to attend our September Board meeting, I'd like to update you on some

of the items discussed.

The financial update was given by our Treasurer, Leigh Kappleman, and the Budget for 2019 was presented and voted upon. We are happy to state our assessments will remain the same for next year.

The Board passed a Resolution for collection of delinquent assessments, whereby a notice will be sent if payment is not received by the due date (10th of the month), a second notice the following month, and the third month -a notice advising the delinquent account is being sent to the attorney for collections. At that point, payment must be made to the attorney to satisfy the account including legal fees, late fees and interest.

There has been an amendment to FL Statute 720 Section 306, that now allows us to communicate through email. This will allow us to send notice of meetings, etc., electronically without the administrative costs of mailing notices. However, this requires written consent of our members.

Tidelands Estates - Newsletter

In August, our Secretary, Patti Zahn and I met with our webmaster, John Loudermilk to discuss changes in updating our website. Patti discussed some of these proposed changes at the meeting. John has been working towards those changes and when completed will have a link in which we will be able to agree to accept email notifications, as well as other exciting enhancements.

Our VP, Renee Blake, has been working on an “easy read” guide book to our community and welcome to new residents. This will be available to all residents as well and can be downloadable.

The Cost Share Committee comprised of 3 board members from our Association and 3 members from the Condo Association have had several meetings and many discussions on our Security/Entrance system. Our present system with Envera has presented some issues, so we have looked at alternative systems and /or ways to resolve the issues with Envera. There was discussion at our meeting from our members. Cost share has met since, and we have voted to renew the contract with Envera with improved service, but keeping our options open!

A reminder to all our residents that our Covenants and Restrictions- Article IX, Section 18 states that The HOA, management company, must be notified of all intent to sell, lease, or purchase property.

An appeal to an ARC decision was made by one of our members regarding garage screens. The Board voted to revise the guidelines to delete the requirement garage screens be the roll down type.

Please keep in mind, any changes, modifications,

additions to the exterior of our homes must be approved by the ARC.

Roof discoloration – it has been noted that several roofs in the community have tiles/caps that are not the green color of the rest of the roof tiles. There was some discussion from our members, the majority agreeing they should be painted to conform with rest of the community. The Board voted to make this a compliance issue along with roof maintenance.

VOLUNTEERS NEEDED!

Many of our long time residents have served in some capacity, as a committee member or on the board throughout the years, from the formation of our HOA to present. Their time and efforts have helped form this wonderful community in which we reside. And as we continue to evolve with our growing community, new ideas and more volunteers are needed to serve.

Our Social Committee, Mary Wildstein, Peggy McMandon, and Leigh Kappleman, announced they will be retiring at the end of this year, having served our community for several years. They have done an outstanding job organizing functions, including our annual holiday party, meeting and welcoming new members in to our community, & designing and beautifying the Tidelands with seasonal banners. Our thanks to their commitment and service and to all the other volunteers who assisted them in their efforts. Rumor has it..... we will be seeing some gentlemen taking this committee on!

Our Compliance committee, meets the 4th Wednesday of every month. We have had several members serve on this committee through out the years, one of whom recently retired, Vlaja Telfer, after many years of service. Our thanks to Vlaja for her commitment and dedication, and to the members who continue to serve on this committee. We presently have 3 members and would like to see a committee of 5.

The ARC has been quite busy with all the new construction, and ensuring we retain the overall design of our Tidelands Community. We presently have 5 members and would like to see 7. Again, the dedication and commitment of these committee members is greatly appreciated.

Grounds and maintenance chaired by Joe Golan, is a big endeavor. Any volunteers assisting on this committee are greatly appreciated as well.

To all our volunteers, past and present, thank you for making our Tidelands the most desirable community to live!

If you wish to volunteer, please contact Carsten Georg, at Southern States Management, or any of our Board members. Our next Board meeting will be in January, 2019.

FALL BACK. Don't forget to change your clocks this weekend! The holiday season is rapidly approaching. I'd like to wish you a happy Thanksgiving, a merry Christmas and happy holidays.

Roe Hiers