

Currents of Tidewater



First Big Weekend of the Summer!

We are prepping for one of the first big weekends of the 2018 summer season. All the crews are putting final touches on the building improvements.

- ✚ LED lights installed in all the pools.
- ✚ All 9 elevator floors have been replaced.
- ✚ The indoor pool new dehumidifier.
- ✚ New security gate has been installed going to beach.
- ✚ Security golf cart is in use in the garage.
- ✚ New cooling tower motor has been replaced.
- ✚ Pool furniture replaced or re-strapped.



Tidewater Beach Resort

WELCOME. WE'RE GLAD YOU'RE HERE.

May 22, 2018



LED Lights



New Elevator Floors



Dehumidifier
installation

Boardwalk Gate



Spring & Summer Weather:

Owners! Please check out your patio furniture and remove your glass tables and objects. Some of you have tables made of glass that proves to be a considerable hazard if blown by the wind. This is the time of year for thunderstorms and wind events that spring up at a moment's notice and blow items off the balconies. Below are photos of what happens in such cases.



Table parts and glass in the pool. Pool must be shut down.



Thousands of little shards of glass on pool deck and between pavers.



Many man hours to complete clean-up to reopen pools.

New Web Site: You should have received an invitation to use the new owners web site. www.tidewaterhoa.com If you have not please contact the office at 850-588-5001 so we can send you one.

Electronic Voting: All owners will be getting an email to join our electronic voting system soon. You will now be able to vote new Board members, proxies, and take part in Tidewater surveys. Please follow instructions on the e-mail when received to help us get our electronic voting base built up. E-mail will come from: noreply@myhoast.com .

A Word from the President of the Board: ...

I am excited about the advancement of our progressive agenda at Tidewater this year. Initially the transition to the new board slowed us down along with obtaining current quotes, signing contracts, new management team/staff, excessive amount of preventive maintenance to be done, and a multitude of funded projects to put into action. We are now at full throttle ahead. Each member of the board is utilizing their expertise to help our management team and staff to push projects forward. We have a team approach but without micromanaging our staff. David Hale, maintenance leader, put it this way as he & Leigh (CAM) were watching the crane install the new dehumidifier (picture on page 1) on to the roof top of the indoor pool..... David asked Leigh, “Do you know what that is a picture of?” as she snapped a photo. She said “No, What?” “PROGRESS!” he replied.

Big strides have been made in the security area over the last 6 months. However, we still have many issues to address at the end of this year. Our security committee is compiling a new priority list of those items and the board will address each in the next six months. Our challenge is to tighten our regulations/enforcement without being too onerous for owners and guests. I'd like to relate a short story from 2017. During peak season last summer, a storm came over us very quickly at Tidewater. At the East Pool, all pool users fled, about half went across the street and into the neighborhoods. These people were using our facilities and overcrowding the pool. We are also at risk of liability from non-screened individuals such as criminals in the neighborhood. We must enforce the armbands and all owners and guests need to help in this endeavor along with our security team. Easy visual identification of all vendors, real estate agents, in house personnel, and cleaners with authorization to enter Tidewater, is a goal for the latter part of this year. The ultimate objective is to remove any unauthorized personnel from our buildings.

The new electronic voting process will be coming to you shortly. It is imperative that you participate in this process to reduce our cost, to improve our reaction time, and to voice your opinion. We will use it mainly for voting, but occasionally, we will use it for surveys. The first vote will be to test the system and get one simple answer from the owners. Then immediately afterwards, a vote on a wonderful proposed product change in the tile floors on the ground and 1st floor from travertine to porcelain. Please vote YES on this product improvement with much less cost, sliding membrane underneath tile, and correctly place expansion joints to reduce of possibility of future tile cracking.

Currents of Tidewater – Continued

The elevators continue to be a hard nut to crack. The bellhops will certainly help, but a full study will be conducted this peak season to evaluate the requirements and cost to install new elevators. The remodeling of the elevators has begun with an awesome approach that has been determined to dress up the interior walls. Wait on this!!! It's going to be wonderful provided the elevator remodel companies can meet our objective.

The new web page is a wonderful tool to keep you abreast of actions taken by the board. If you have any questions about board actions, financials, CPA audits, minutes, please take a look. We still have a lot more information to add. Please review periodically. Transparency is of utmost importance to the board. We encourage you to participate in each board meeting. We have a limited time for owner discussion at the end of each meeting.

Our next OWNER'S meeting is scheduled for November 3. Please put it on your calendar and please be there.

Jon Williamson
President
Tidewater Beach Owners Association