



Tidewater
NEW ALBANY, OH

2023 ANNUAL MEETING

JAN 15, 2023



MEETING AGENDA

- **INTRODUCTIONS**
- **APPROVAL OF MINUTES FROM 2022 ANNUAL MEETING**
- **2022 YEAR IN REVIEW (INCLUDING FINANCIALS)**
- **PRESIDENT'S COMMENTS**
- **OLD BUSINESS**
- **NEW BUSINESS**
- **ELECTION OF OFFICER**
- **ADJOURNMENT**

INTRODUCTIONS

2022 BOARD

2022 HOA ELECTED BOARD



PRESIDENT

SAMANTHA RUFO

TERM EXPIRES TODAY



TREASURER

KEN SHOEMAKER

TERM EXPIRES TODAY



SECRETARY

KRISTEN TSCHOLL

TERM EXPIRES 2024

APPROVAL OF MINUTES FROM THE 2022 ANNUAL MEETING

Tidewater Homeowners Association

Annual Meeting Minutes

Jan 9, 2022

The owners of the Tidewater Homeowners' Association met pursuant to a Zoom call on January 9, 2022.

Meeting called to order by Samantha Rufo at 2:00 pm during a Zoom Virtual Meeting due to the Covid Pandemic. A quorum was established, and the meeting continued.

A total of (11) ten homes/lot were represented either in person or proxy. Board members Samantha Rufo, Ken Shoemaker and Nicole Bainbridge were present.

Meeting Minutes –

Samantha Rufo welcomed all Owners and introduced the other board members.

A motion was made to approve the minutes from last year's annual meeting by Ken Shoemaker, seconded by Nicole Bainbridge. The motion was approved.

Treasurers Report – Sam Rufo reviewed the financial state of the community as of December 31, 2021. Overall, the 2022 Budget is at the same level of 2014 when the Association started. The goal was to not change the annual dues unless we plan for capital improvements. A motion and 2nd was made from the floor to accept the 2022 Financials. The motion carried.

President's Report - Sam discussed the year in review of neighborhood initiatives and activities. Thanked the current board members and committees for their volunteer work.

Election – Sam Rufo ran unopposed for President. Ken Shoemaker ran unopposed for Treasurer. Kristen Tscholl ran unopposed for Secretary.

General Discussion - The floor was opened for general questions, comments, recommendations and discussion.

Closing Remarks - It was moved, seconded and unanimously agreed without objections to adjourn the meeting at 2:23 pm.

2022 YEAR IN REVIEW

A summary of the Year-End Financial Condition is that we ended the year with \$18,716 in operating cash and \$10,012 in reserves. Due to the uncertainty of the continuing pandemic, the board did not want to take on any new major capital projects in 2021 or 2022. The goal was to maintain the landscaping and pond with some planned plant replacements using the reserves to supplement the budget shortfalls.

New homeowners in Tidewater.

Home sales:

2023 FINANCIALS

Current Bank Balance: \$41,832

2023 Budget: \$48,000

Dues: \$48,000

OPERATING EXPENSE

Insurance; \$3,000 - The primary coverage with State Farm purchased by the Association is all risk, replacement cost property coverage on the common elements, liability coverage for the Association, and for directors and officers who serve the Association.

Legal & Accounting; \$1,500 - The anticipated cost for legal advice from Kaman & Cusimano, costs incurred for collection activity and corrective action to address violations in the community. This also includes the cost for the preparation of tax returns.

Administrative Expense; \$850 - The management company costs associated with copies, postage, supplies, printing and payment statements. Also Included are any office supplies.

Management Fees; \$4,350 - The contracted amount for the professional services provided by Clark, Simson, Miller.

Utility - Electricity; \$1,100 - The cost to operate common area lighting and pond fountain.

Pond & Irrigation; \$3,500 - The cost for treatment of the pond-algae treatments, well inspection winterization, entrance irrigation system and other minor maintenance.

Landscape Maintenance; \$27,000 - Expenses associated with tree replacements, mowing, edging, shrub pruning, fertilization, arbor care, curb, sidewalk and alternate string trimming, weeding, mulching, spring and fall cleanup and aeration of the Association's lawn and common landscape bed areas.

Maintenance Mailboxes; \$1,200 - Expenses for neighborhood mailbox upkeep.

Communications/Social; \$1,500 - Website, newsletter, mailings or other communications and events.

Contingency Expense; \$2,700 - Allocation to cover shortfalls in other line item categories and unforeseen expenses.

Real Estate Taxes; \$1,000 - The taxes for the Common Areas owned by the Association.

Reimbursable Late Fees and Collections; \$300 - The amount allocated in anticipated late and collection processing fees.

2022 FINANCIALS

CAPITAL RESERVE REVENUE

Initial Reserve Assessments; \$6,300 - The amount collected from buyers upon each transfer to help build the reserve fund for future capital improvements. It is three times the annual dues.

Capital Reserve Interest; \$21.85 - The amount earned on reserve monies in the bank.

CAPITAL RESERVE EXPENSE

Misc.; \$0 – None in 2022.

NEIGHBORHOOD



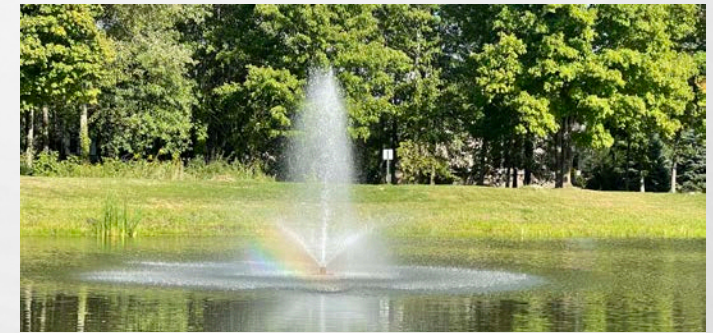
IRRIGATION SYSTEM

**FULLY OPERATIONAL. REGULAR WATERING
SCHEDULE FOR PLANTS AND GRASS**



PUMPING SYSTEM

**REGULAR MAINTENANCE TO KEEP WATER
LEVELS AT CORRECT HEIGHT**



POND

**BEAUTIFICATION PROGRAM - PLANTS, FISH
RECYCLE WATER FOR THE IRRIGATION SYSTEM.
FISH FOR ALGAE CONTROL AND FISHING.**

NEIGHBORHOOD



TREE MAINTENANCE

REMOVAL OF DEAD TREES IN MULTIPLE LOCATIONS.

REPLACEMENT OF MISSING TREES.



FENCING

**WHITE FENCING ALONG CENTRAL COLLEGE RD
PAINTED & REPAIRED AS NEEDED**



MAILBOX PROGRAM

**A HOA BENEFIT AND TO KEEP A CONSISTENT
LOOK. 30 MAILBOXES REPAIRED.**

NEIGHBORHOOD



FOLIAGE

**REPLACEMENT OF DEAD PERENNIALS
AND SHRUBS.**



MAIN ENTRANCE

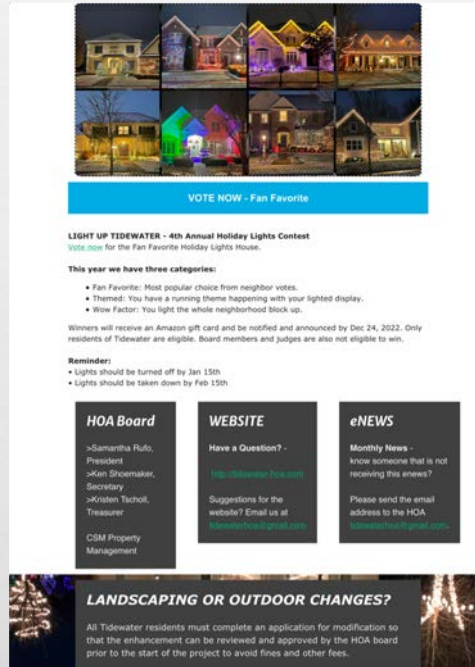
**SOLAR LIGHTING
SECURITY SIGN
PERENNIALS**



POND ROAD & CENTRAL COLLEGE PATH

REPAVING NEEDED

COMMUNICATIONS



VOTE NOW - Fan Favorite

LIGHT UP TIDEWATER - 4th Annual Holiday Lights Contest
Vote now for the Fan Favorite Holiday Lights House.

This year we have three categories:

- Fan Favorite: Most popular choice from neighbor votes.
- Themed: You have a running theme happening with your lighted display.
- Snow Factor: You light the whole neighborhood block up.

Winners will receive an Amazon gift card and be notified and announced by Dec 14, 2022. Only residents of Tidewater are eligible. Board members and judges are also not eligible to win.

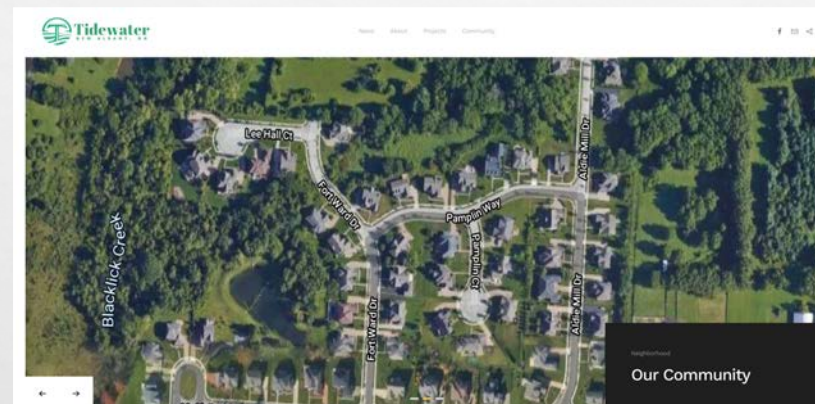
Reminder:

- Lights should be turned off by Jan 15th
- Lights should be taken down by Feb 15th

HOA Board	WEBSITE	eNEWS
<ul style="list-style-type: none">>Samantha Ruff, President>Ken Strommaster, Secretary>Kristen Tscholl, Treasurer CSM Property Management	Have a Question? http://tidewaterhoa.com Suggestions for the website? Email us at tidewaterhoa@gmail.com	Monthly News - know someone that is not receiving this e-news? Please send the email address to the HOA tidewaterhoa@gmail.com

LANDSCAPING OR OUTDOOR CHANGES?
All Tidewater residents must complete an application for modification so that the enhancement can be reviewed and approved by the HOA board prior to the start of the project to avoid fines and other fees.

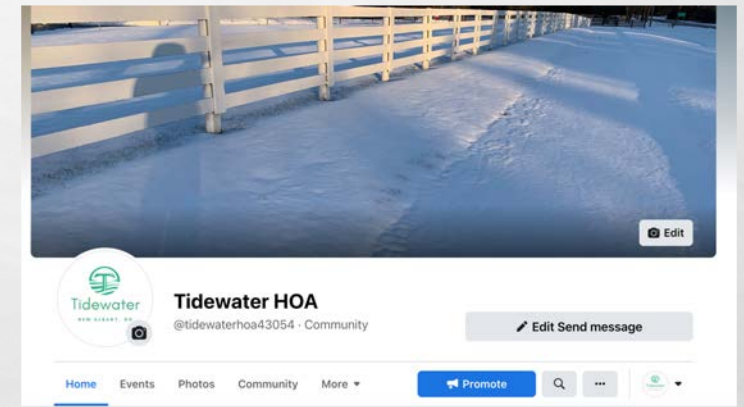
EMAILS



Tidewater HOA WEBSITE

Our Community

WEBSITE



Tidewater HOA @tidewaterhoa43054 · Community

Home Events Photos Community More Promote

SOCIAL

What's New?



WEBSITE



News About Projects Community

Events
Past Newsletters
Homeowner Newsletter
Subscribe

Calendar

Name * Is *

Add filter Clear

January 2021

← Older Newer →

Week	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
53	28	29	30	31	1	2	3
01	4	5	6	7	8	9	10
02	11	12	13	14	15	16	17
03	18	19	20	21	22	23	24
04	25	26	27	28	29	30	31



News About Projects Community

BOD
Management Co
Contact

Welcome to Tidewater in New Albany

An Active and Welcoming Community

The Tidewater Homeowners' Association was formed for the purposes of, among other things, owning and/or maintaining property or facilities of the Association in the overall Tidewater at New Albany community for the benefit of the owners of property in the overall Tidewater at New Albany community and for administering and enforcing the terms and conditions of the Declaration.

Each owner of property that has been or is subjected to the Declaration is or will be, as required by the specific provisions of the Declaration, a mandatory member of the Association. The owners support property or facilities of the

Association through membership and the payment of fees and assessments.

The Association's Board of Directors (the "Board") has acknowledged that Tidewater at New Albany is a "planned community," that the Association is an "owners association," and that the attached Code of Regulations are the "bylaws" of the Association, as each of those terms have been defined and are to be understood pursuant to the provisions of Section 5312.02(D)(1) of the Planned Community Act.

2005

Since

60

Homes



WEBSITE



FAQ

When is the Annual Meeting?

When is the Annual Meeting?

For the health and safety of our homeowners in light of the pandemic, the 2022 Annual Meeting will be held via Zoom. The meeting will be Sunday, January 9, 2022 from 2:00 pm - 3:00 pm.

How can I join the HOA board?

Do we need to keep our front post light on at night?

Can we have signs in our yard?

How do we repair or replace the mailbox?

How do we replace a street tree?

Waste disposal FAQ

Can we have a garage sale?

Can we rent a house in Tidewater?



>> Meetings

MEETINGS

	2020 TW Survey Results Size: 3.03 MB Hits: 8 Date added: 2021-08-30 Download Preview
	2022 HOA Nomination Form Size: 86.05 KB Hits: 4 Date added: 2021-11-04 Download Preview
	2022 Annual Meeting Proxy Form Size: 90.81 KB Hits: 1 Date added: 2021-11-04 Download Preview

	Tidewater 2022 Budget Notice 10.23.21 Size: 108.29 KB Hits: 2 Date added: 2021-11-04 Download Preview
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NEIGHBORHOOD ACTIVITIES



FOOD TRUCKS

Tidewater HOA
June 3, 2022 · 🌐

Save the date for this shopping experience!

Shop the Bus!
Middle Sister Boutique
Saturday June 18th
10 am - Noon
McClellan Dr
green space
*bring friends!

A pink bus with 'Middle Sister BOUTIQUE' branding is parked on a street. A woman is sitting on the bus.

EVENT TRUCKS

Tidewater HOA
September 24, 2022 · 🌐

It was time for Fun, games, food and friends at the Tidewater Fall Festival. Thank you to everyone that attended and congrats to the Cornhole Tournament winners -The Millers!

A collage of photos from the Tidewater Fall Festival, including inflatable games, people playing cornhole, and a dog.

FALL FESTIVAL

NEIGHBORHOOD ACTIVITIES



LANDSCAPING CONTEST



LIGHTS CONTEST

PRESIDENT'S COMMENTS

OLD BUSINESS

Neighborhood concerns include: traffic/speeding, solicitation, u-turns at the entrance.

Neighbor suggestions the board should consider: gazebo or benches around the pond, privacy trees along Central College, electric at entrances for lights and cameras.

NEW BUSINESS

AMENDMENTS

ELECTION OF NEW BOARD MEMBER

NOMINEES-

SARAH EDWARDS

ADJOURNMENT

Next Annual Meeting January 14, 2024 at 2:00 pm