

BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association that the Board of Directors of the Association will hold a meeting at the following date, time and place:

FRIDAY, NOVEMBER 13, 2020 AT 7:30 PM. VIA ZOOM (INFORMATION TO FOLLOW) AND AT THE CLUBHOUSE IN A LIMITED SEATING CAPACITY FOR OWNERS ONLY, DUE TO SOCIAL DISTANCING (MASKS MANDATORY)

The order of business for the meeting of the Board of Directors shall be as follows:

AGENDA

1. CALL TO QUORUM
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES OF THE BOARD MEETING HELD OCTOBER 28, 2020
4. MODIFICATION OF RULES AND REGULATIONS RELATED TO THE OPENING OF SHUTTERS
5. RESOLUTION AUTHORIZING REMOTE PARTICIPATION IN MEETINGS
6. OWNERS' QUESTION PERIOD
7. ADJOURNMENT

Original signed by Jean-Claude Goyette,
Secretary of the Association on
11/2/2020

**WATERSIDE VILLAGE OF PALM BEACH
CONDOMINIUM ASSOCIATION, INC.**

**PROPOSED TEMPORARY SUSPENSION OF ARTICLE 24.5
WATERSIDE RULES AND REGULATIONS –
HURRICANE SHUTTERS**

A Meeting of the Board of Directors of Waterside Village will be held on Friday, November 13, 2020 at 7:30 p.m. at the Clubhouse and also via Zoom Webinar. The purpose of the Meeting will be to discuss the possible **temporary suspension** of Article 24.5 of the *Waterside Rules and Regulations* (“*Rules and Regulations*”) concerning hurricane shutters in view of the expected absence of many owners in the coming months due to the COVID-19 pandemic.

In reference to Article 24.5 below, when the residents are occupying their unit and that there is no emergency notice issued by the State for an upcoming tropical storm, hurricane and other situations, the Florida building code specifies under article 24.2.2.1.1 that: “*In dwellings or dwelling units of two rooms or more, every sleeping room and every living area shall have not less than one primary means of escape and one secondary means of escape*”. Article 24.2.2.3.3 adds that “*It shall be an outside window or door operable from the inside without use of tools, keys, or special effort and shall provide a clear opening....*”.

Article 24.5 of the Rules and Regulations reads as follows:

24.5 During the non-hurricane season between December 1 and March 31, all hurricane shutters on a Unit must remain open. If they are not opened on a Unit, Waterside staff will open them and the Owner will be required to pay a fee to be determined by the Board of Directors.

The proposed temporary Article 24.6 of the Rules and Regulations would read as follows:

24.6 Due to the COVID-19 pandemic, the application of Article 24.5 of the *Rules and Regulations* is suspended for a period of time to be determined by the Board of Directors in order to permit absentee owners to keep their shutters closed during the winter season, if desired.

The Board of Directors invites all owners to express their opinions concerning the proposed suspension. In particular, the members of the Board would like to know the opinions of owners presently residing at Waterside Village and also those whose units are for sale, since they will be primarily affected or concerned by this issue.

If the Board of Directors passes the temporary suspension of Article 24.5, its effect would be to release owners from the requirement to open shutters on December 1, 2020, as required by that provision, and permitting them to keep the shutters closed until such time

as the Board of Directors revises its position. **Residents who occupy their units must keep their shutters opened due to State building code.**

All absentee owners will be required to confirm with the Office the name of their caretaker, even if that information was previously provided in the spring, or ask your caretaker to confirm with the office that their mandate was extended, as ***the Administration must know who is responsible for each unoccupied unit.***

It would be prudent for absentee owners to contact their air conditioning contractor to determine whether modifications are required to the thermostat settings, humidistat settings, filter replacement, required inspection etc.

If the Board of Directors does pass the proposed suspension of Article 24.5, shutters of absentee owners may be closed for a lengthy period, and this may result in the **development of mold in condominium units. If this is the case, then any cost related to fixing the mold issue will be the responsibility of the owner.** The Office will keep records of the units where the shutters are closed.

For the Board of Directors of Waterside Village
Per: André Mongrain, President

November 5, 2020