

OCTOBER 31, 2018 MONTHLY REPORT

INTRODUCTION

This is a separate report from the usual monthly presentation which normally combines the financial section and specific comments. This report is strictly commenting on a variety of issues. About a week ago an email was sent with the financial data as of the end of October before the year-end audit, always remember that our fiscal year runs from November 1st to October 31st. Following that report we did issue on the 10th of December a specific report on the sprinkler system schedule of operation. Your Board wants to thank the group of owner's and guests that did the holiday decorations all over the site and to the owners that have decorated their own units as well.

1. SECURITY

2018 was a very quiet year in terms of security issues, we did mention in one of the summer reports one incident related to a car chase by the City of Boynton police that ended up as foot chase on our property. At the last monthly Town of Hypoluxo meeting, the chief of the Lantana Police Department which serves our site, congratulated Waterside Village for our excellent collaboration and our outstanding security result. ***We asked the Lantana police department to modify their patrol time schedule, i.e. reduce the average daylight patrols and increase the number of night time patrols after the end of our guards shift and they agreed to do so.***

Please always make sure that your car is locked.

For the past 3 weeks we have added one 8 hour guard shift and that extra guard only checks cars for valid stickers and conformity to our records. Please make sure that your visitors report to the office if they stay overnight.

Owners please use your designated parking space. Over the next couple of weeks this will be subject of a review and we will review parking spot location in order to determine if they correspond to the original PUD, or if the move was approved by the appropriate Board committee.

2. DOMOTIQUE/ELECTRONIC DEVICE

Some owners installed equipment that monitor AC equipment functionality, water leaks and other functions, the office has information on the subject, the owners that have installed those devices only have good remarks on the efficiency of the functionalities, a good preventive measure for absentee owner.

3. RULES AND REGULATIONS

Please obey the speed limit, this is an area of concern for the Board, especially around the holidays when we have a lot of kids on site. There are still owners that are not aware that we can park backward. We suggest that if your parking space is not in a smaller parking lot, but on

high density driving area, like the section between the postal kiosk and the garbage area, you park backwards in those areas.

Now it is the winter season, and shutters should be open in accordance with rule 24.5 if you are not on site please advise your home caretaker to open them immediately.

Please close your windows when a storm is announced. On Saturday December 8, in such a circumstance, there were at a minimum 4 units that windows were open that night. If you are leaving your unit please be sure to always close your windows before you go out.

Remember to check your water heater and to replace it if it is older than 10 years. Check all water conduits in your unit, inclusive of the washing machine for signs of deterioration or leaking.

You should also check your electrical panel, there have been a couple of units recently that had incident's that forced the owners to change them.

The disposals (Insinkerator) in the kitchen sinks for sure are not helping our sewage lines, it generates a lot of greasy material that sticks to walls of the pipes and finally block it. It's even worse for the snowbird residents, during the summer months it does dry up in the pipes and when the owners return than we have massive movement of this residue.

Please remember proper attire is required on the site, this should be mention to your guest and renters. Bathing suits are allowed only at the pool. Coverups and shirts are required anyplace outside of the pool deck.

If you have a request to make please come to the office and fill a "work order" form, ***our staff is not authorized to respond to any specific request***, unless it is an emergency like water leak, security issue or fire, they have a schedule to follow and we always want to monitor their performance.

4. SPRINKLERS

As mentioned, you have received the watering schedule for the site. Last week we did perform the application of a fertilizer combined with a weed killer, so our grass may turn a bit brown, as the weeds die, but this will be for of short period. Myself and Stacey met with one of the largest landscaping firms in Florida with close to 100 employees and servicing over 4,000 total acres of garden style properties, his reaction is that we are watering our grass way too much, so our grass becomes lazy and leaves room for the weeds to grow, we will continue to monitor the situation.

5. STREET AND COURTYARD LIGHTS

So far, we have installed 13 new lamp posts, we started with replacing the first 6 that were severely damaged by Hurricane Irma, then replacing 7 nonfunctioning ones visible from the streets and we have 8 more on order. Those should be delivered in approximately 2 months

and will be installed at that time. This will complete the program for this year in accordance with the budget.

A special thanks to owner Robert Poirier who has saved the Association a lot of money by offering his experience to install the last 7 lampposts, this savings may accelerate the installation schedule. From owner's reaction it is greatly appreciated.

6. TREES AND BUSHES PLAN

This year's budget for such is \$35,000.00 and we are in discussion with a contractor to perform the task with the help of our staff, just waiting for the final proposal from the contractor following our meeting of December 7th. The first phase for the current year will include:

1. Miner Road between building 3 and 5, inclusive of a Gumbo Limbo tree and also the replacement of the hedge between those 2 buildings with Clussia.
2. The hedge on the North/West side of the property for about 150 feet will be replaced with Clussia, this will be the beginning of a long-term project to replace our ficus.
3. A 3 trunk Christmas palm tree between building 33 and 35.
4. A 3 trunk Christmas palm tree and a tree to the east of building 42.
5. A Gumbo Limbo to the west of building 41.
6. A 3 trunk Christmas palm tree and a Tabebuia tree in front of building 34.
7. Two 3 trunk Christmas palm trees in front of building 9.
8. A 3 trunk Christmas palm tree in building 16 courtyard.
9. Palm tree to the north of building 26.
10. Palm tree to the west of building 25.
11. Palm tree to the west of the maintenance shop.
12. One palm tree to the south of building 36.

Remember that tree selection is always subject to availability. This is the first phase and probably can be completed by January 15, 2019. We will keep an eye on the budget evolution and we may be in a position to do more, which will mainly be to replace the full Ficus hedge to the east of our exit way.

There will be also small areas around the site where a plant or two had died and needs to be replaced. Owner Pierre Lacombe has identified those areas and we will address them in January 2019.

Please respect the rule, we cannot do all the planting at one time. Please do not plant on your own, this is a condo association community and common area subject to rules and approval. Now as mentioned **"you dig, you damage, you pay"**.

7. FRENCH TV SERVICE

Associations and private owners all over the US are faced again with rumors, as far as the availability of such service in the future. It is known that Shaw Direct is moving from an old satellite to a newer generation one and this one could not cover all of the US. This did happen when Bell Expressvue moved to a newer satellite. Your Board, in collaboration with other associations is investigating possible solutions if Shaw is not available, so far there is limited possibilities. There is also alternative for each one of our owners but on an individual base.

As soon as we have development on this subject, we will issue a separate memo. Currently Board members Normand Cadieux is preparing information materials on the subject.

8. ELECTRIC CAR CHARGING STATION

Secretary Claude Comtois is working to find a long-term solution to this increasing demand, so far owners have managed with electric extension cord running out of a window, this is a short-term solution. Imagine if we have hundreds of them, running over common ground and the risks associated with that. We hope over the next 12 months to come up with a solution that can evolve over time and be in a position to accommodate the increased demand.

To all, the best for the New Year and the Holiday season.

Andre Mongrain, President

December 11, 2018