

SEPTEMBER 2020 MONTHLY REPORT

INTRODUCTION INFORMATION

Florida wave of the corona virus is still going on, now at an average of 4,000 positive test a day, it is lower than what was experienced in last part of August. Waterside residents have been blessed so far as there was only one case reported and the resident went on quarantine.

There is a lot of confusion in the official communication from the State, the CDC and the FDA, mask no mask, plasma no plasma, test no test, it never ends. Waterside has its own rules and they will remain in force.

It is mandatory that Waterside resident's report to the administration positive test results, the same applies to contractors on site. Quarantine obligation during the period of time waiting for the results should be followed.

The President keeps mentioning his concern with the increase in number of long-term renters. They are welcome if they abide by the rules, it is the responsibility of each owner that rents their unit on a long-term basis to ensure that tenants abide by all rules. It is not up to long term renters to contest our rules, like coming to the office you need to wear a mask, pickup trucks need a bed cover, noise level need to be respected, speed limit also, right now it is practically a full time job just to monitor these situation. Let's hope that this is a temporary situation. Governor DeSantis has once again extended the moratorium on rental evictions, now it is in place until October 1st, 2020.

The following link refers to a somewhat funny article from Mr. Frank Cerabino of the Palm Beach Post, reading it may help to pass the time on the south or north side of the border.

The following is the link, if you are interested:

<https://palmbeachpost-fl-app.newsmemory.com/?publink=34b91a3ff#.XzSRAv-0BSc.gmail>

SPECIFIC COMMENTARIES

1. GENERAL COMMENTS/CONCERNS

Due to high level of traffic we have modified our guard's way of proceeding, when visitors are entering the property. When a guard is on duty all visitors will have to report, provide identification, destination and the guard will issue a temporary pass. More vehicle registration checks will also be performed. More changes will be introduced to the guard functions.

Hurricane Laura and Tropical Storm Marco were non-issues for the Village.

2. SEVERE STORM ON AUGUST 30, 2020

Around 7.00 pm on Sunday August 30, 2020, a non-announced severe storm did go through, it did not last long, may be 25 minutes, but for some of the permanent resident, it was like hurricane Irma that hit the west coast a couple of years ago. The only visible damage was a large tree came down over two vehicles, one with substantial damage. The Association did remove the tree on Monday morning, thanks to Mike the “welder”, who again came down to help us on a very short notice. The remnants of the tree will be removed over the next couple of days.



On Monday the office then started to received work orders for water infiltration, from what we see so far it is in type A or B units, that still have the original windows. Absentee owners please contact your caretaker to verify your unit condition.

We do know of other developments that did sustain roof damage; we did not have any roof damage.



3. POOLS AND SPA

Since Monday June 18, 2020, the east pool is open in accordance with a very specific procedure.

Waterside monitors the east pool with a camera system, one of them triggers an alarm on the President, the Property Manager and the senior Guard’s cell phone when on duty. This way we can control the registration process, two (2) forms need to be signed, one is a waiver and recognition of responsibility by the resident using the pool and the second one is a tracking form.

Please be sure to complete BOTH FORMS EVERY TIME you go to the pool.

East pool operation is from 9 am to 7 pm every day of the week, it may be closed due to weather conditions or specific maintenance requirements.

If you are sick with any illness, have a fever or tested positive for COVID-19 you are not permitted to use the amenities. Please advise the Administration if you test positive.

No decision has been made on the status of the west pool opening or not and if open how it will be monitored and maintained.

4. ADDITIONAL EQUIPMENT INSTALLED TO MINIMIZE RISK.

Waterside is working hard to maintain a safe environment on site. Now that it is mandatory to wear a mask in all public spaces in Palm Beach County, we hope this will help minimize the number of cases. Waterside has and will continue to do its best to be on the safe side. Please maintain the social distancing not only on the Waterside site, wear a mask in public spaces and wash your hands as often as possible.

5. SECURITY ISSUES

Nothing to report since the August report. *It is important to always lock your car, please, if you see something, say something*, and first call the Lantana police (561) 540-5701 for non-emergency or 911 for emergency, then call the office at (561) 582-6765, if a guard is on duty, he will answer the phone and take appropriate action when it relates to security.

6. UNITS SOLD

Since November 1st 2019 we have 14 units sold, one more than last month's report and there is interest for Waterside, there are currently 2 units that are under negotiations, your Board is pleased with the level of requests even under the current pandemic situation.

7. MOTERCYCLE PAD AREA

Waterside did modified the area, in order to create an easy in and out access of the motorbike in the area. As this is a *common area*, the Administration *will assign specific* parking locations for each bike, we have already done so for the current bikes on site.

8. SUMMER PROJECTS

We are making steady progress on the summer projects list; please visit our website for the latest update.

9. CARETAKER OF UNITS

For absentee owners, you may have to review your insurance policy requirements on having your unit inspected on a regular basis. Due to the corona virus your period of absence from Waterside may be extended compared to previous years. If you have not provided a name of your caretaker to the office, please do so.

10. SHARING PROJECT

A check in the amount of \$12,800.00 was presented by Ms. Stacey Casey and Andre Mongrain to Mrs. Cato, the Assistant Principal of Rolling Green Elementary School. Again, many thanks to Mr. Paul Dubord and Mr. Yves Marchand for their leadership during the last campaign and



our sincere thanks to all who have contributed. The funds will be used by the school for the purchase of school books and for the “Iready” program i.e. reading materials for the benefit of the kids.

11. PROPERTY TAXES AND INSURANCE COST

On the County tax contrary to previous year’s, the mill rate per thousand dollars of evaluation was not reduced as far as the component of the Town of Hypoluxo is concerned. It was reduced in other components. In total the mill rate came down and the evaluation for Waterside property also went down. In total your tax bill will be less than last year by about \$50.00.

On insurance costs, owners are reporting substantial increases compared to last year’s cost, the Association was faced with the same situation back in May.

Current increase projections for the coming year are quite substantial.

If you plan to leave Waterside for a period of time, please leave a set of keys for your car at the office, so we can move it if required. Also do not forget to close your shutters and main water valve.

12. FPL ELECTRICITY COST

Some owners have reported an increase in their electricity bill from FPL. The extremely hot and humid summer is one factor, during the last week of August

around 7.15 pm the thermometer was still around 103 degrees, inclusive of the humidity factor. So when setting your AC unit at 79 degrees it is running all day and night, night temperature does not go down below 83 degree currently.

FPL may also have increased their rate, even if their communication indicates that they are lowering rates, some of you did have your AC units verified, if you are doubtfull about your electricity consumption it is a good suggestion to have your A/C verified. President Mongrain who is on site, does monitor his first floor unit and cost is double what it was last summer and everything is running well.

Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

September 2, 2020