

APRIL 2021 MONTHLY REPORT

INTRODUCTION INFORMATION

Florida's corona virus from a downward trend is now up and down practically on a daily basis. The positivity test result is now over 7% and there is from studies released an under estimate on the number of deaths. The "variants" now are a concern in addition to the spring break that saw an influx of people on beaches and testing level is always a question mark, we still need to be very careful. Vaccination process is ongoing with a very high number of residents so far vaccinated, everyone over 18 years old, will be able to be vaccinated starting April 4. New facilities are opening to facilitate access.

Waterside maintains that you wear a mask, maintain social distancing, wash your hands and follow the protocols in place for each activity. For our residents that had the privilege to receive the first and second dose of the vaccine, please do not lower your guard, the various variants are a serious challenger and Waterside residents need to show example.

It is mandatory that Waterside residents' 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.

It's more than a year since the beginning of the pandemic, only 3 residents have tested positive with a mild condition, no new cases reported on site since last November.

At the State level bills CS/HB 7 / SB 72 were introduced in order to protect "business entities" related to claims for damages, injury or death from the Covid. These bills do include condominiums, cooperatives and HOA within the definition of business entity. These bills could help insulate associations from frivolous COVID-19 claims in the coming months or years.

In order to be eligible for this protection from civil liability, a defendant would have to show that it made a good faith effort to substantially comply with authoritative or government-issued health standards or guidance at the time the cause of action occurred. Waterside has wisely followed the advice of medical professionals such as the CDC, DOH, and local government health officials when crafting and enforcing COVID-19 safety protocols, and we will continue to do so.

SPECIFIC COMMENTARIES/CONCERNS

1. CURRENT YEAR FINANCIAL SITUATIONS

Please refer to the specific information email issued by the middle of the month. Always remember that you can find all issued reports and specific memos on our web site at <http://www.watersidevillage.com>.

2. UNITS SOLD

Since November 1st, 2020 we have 16 units sold, there are two units currently under contract, this will bring the total to 18 units sold for the last 5 months, in fiscal year 2019/2020 we did have a total of 16 units sold. There is interest for Waterside, your Board is pleased with the level of requests even under the current pandemic situation. The main reasons for potential buyer interest are the excellent financial position of the Association, the way the site and buildings are maintained, the availability of information and finally yes, the quality of our residents, you remain our best real estate agents.

At the County level the level of sales and also the pricing are moving up. An article in the Palm Beach Post on March 23, stated that; *“County home prices hit a record high”* and they continue by mentioning *“that median price in February for a single-family residence in Palm Beach County was \$450,000.00, representing a 24% increase over February 2020. For condos and townhomes, the median price was \$236,000.00, representing a 24.9% increase over last year”*. You do know our position on %, very often they mean nothing, but those percentage are very close to Waterside experience.

If you plan to sell your unit please make sure you use the Association website and if you have a real estate agent involved make sure they list your unit on our website or you reserve the right to do so if they do not agree.

To our new owners *“welcome”* and get involved in the activities, the first one should be to read our monthly reports.

3. SECURITY ISSUES

There are two issues to report in comparison to last month, both them of no real consequence, thanks to the quick reaction from two of our owners on one occasion and to a Lantana police Officer on the second occasion the 3 juveniles were arrested. *Please 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.

At the last two Town of Hypoluxo Council meeting, they did stress the need for preventive actions by the owner of a car in order to minimize the number of auto theft. Among the tips provided were:

- Never leave your car running unattended
- Never leave any keys in the car ignition

- Always roll up your windows and lock the car
- Never leave valuables in plain view
- Never leave personal identification documents, vehicle ownership title or credit card in your vehicles
- Copy your license plate and vehicle information (VIN) numbers on a card and keep them with you.

There was a series of other tips mentioned by the police officers on those occasions, will try to add some more in the next memo.

4. REMINDERS FOR PRE-HURRICANE SEASON

On Waterside website you will find a very exhaustive procedure for the hurricane season, please consult it. Each one of us should make a Family Disaster Plan and practice it with the family members! Use the Evacuation Zone Look-Up tool at www.ReadyPBC.com or view the Know Your Zone Map shelters locations. You can also access <https://discover.pbcgov.org/publicsafety/dem/Pages/Hurricane.aspx>

A separate memo will be issued as we come close to the months of the peak hurricane season.

Waterside has signed a contract to trim the large trees, the ones that will have a “pruning”, “wind tunnelling” or simple “shape” are all marked with a yellow tape. When signs are posted at the entrance, please move your car away from those trees.

5. SPRING AND SUMMER 2021 PROJECTS

We are making steady progress on the projects list if simply the awarded contracts can be completed, there is shortage of qualified workers; please visit our website for the latest update. First issue of the Summer projects list was issued on March 29 and an update was released a couple of days later. The main contract awarded since last monthly report is for the painting program phase 1 of 8.

6. THE IMPACT OF THE CANADIAN VIRUS RULES

Waterside released a series of memo on the covid-19, inclusive where test can be performed, where to get a vaccine and finally where to get a return to the north PCR test, the reference to such, please again view on our website for the information or come to the office to pick up a copy.

7. THE GARBAGE, RECYCLING AREA

Even with elaborate signage, residents do not understand, that yellow bins are for paper and reduced in size cardboard cartons, the blue bins are for plastic bottles and metal cans. It is always a mess, cardboard boxes are not reduced in size, paper ends up in the blue bins. Please no pizza boxes in the paper bins and no supermarket type plastic bags in either color bin.

We still have to modify the signage on the green container door and from a suggestion from one owner at the annual meeting, your Board will consider a time operating schedule for the compactor and also installing a camera at the garbage area. It is easily feasible, but someone would need to monitor it.

Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

April 1, 2021

