

## JUNE 2021 MONTHLY REPORT

### INTRODUCTION INFORMATION

The CDC has now issued protocol for **FULLY VACCINATED PEOPLE**, your Board still recommends to be very cautious about the whole situation. The Board also is dreaming about the process for the future peak season depending on the evolution and if residents are vaccinated or not. The Canadian border is still closed to drive in to the US until June 21. Air travel is allowed but there is still a requirement for testing and quarantine.

*Waterside maintains that you wear a mask, maintain social distancing, wash your hands. Don't be shy to wear a mask.*

*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.*

### SPECIFIC COMMENTARIES/CONCERNS

#### 1. CURRENT YEAR FINANCIAL SITUATIONS

A very details report was issued about two weeks ago and we encourage our owners to read it, a lot is going on. Always remember that you can find all issued reports and specific memos on our web site at <http://www.watersidevillage.com>. Just for your information, your Board just signed a contract for the resurfacing of the west pool, depending on material (pavers) availability the work should be completed during the next 3 months. The painting program is also on-going, large tree trimming should also happen soon. Please review the summer projects list, it is updated from time to time.

#### 2. UNITS SOLD

Since November 1st, 2020 we have 19 units sold, there is one unit currently under discussion, if this materializes it will bring the total to 20 units sold for the last 6 months. In fiscal year 2019/2020 we had 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, quick reaction to a given situation and finally yes, the quality of our residents, **YOU REMAIN OUR BEST REAL ESTATE AGENTS.**

### **3. SECURITY ISSUES**

*Please it is important to always lock your car, and if you see something, say something.* 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, they will answer the phone and take appropriate action when it relates to security.

**Your Board is monitoring the performance of the new guard firm, and so far, we have some concerns. Normally the guard should be in the guard house, monitoring the cameras and reporting to the Lantana police officer on duty if they see something. They should do between 2 to 3 site inspections per shift, not more and when they do, they should verify a section of the site for car stickers, this on a rotation basis and file a report with the office so the office can follow up. Each section should be done on a weekly basis. We will also accelerate the installation of 4 new cameras right next to the postal kiosk and bring the current 5 cameras to TV channel 82 and also add 2 more on Miner Road, one looking toward the west side of the entrance and one toward the east side of the entrance, these 2 new ones will be added to TV channel 83.**

**About 15 days ago end we did experience a situation that originated at “The Crossings” the community to the south of Waterside. Boynton police did ask for help from the Lantana police and the sheriff office, using dogs and drones. The pursuit of that person lasted for more than 6 hours, chasing down as far as Hypoluxo Road. We received a long report from the Lantana police and Stacey is asking the Town of Boynton if they can provide their own report. Board member, Mike Shane is helping Stacey on this issue.**

**Permanent residents if you want a copy of the police report, please send an email to the office and they will send you a copy. Please when police are on a search do not interfere with them unless you want to communicate if you have seen something, always remain very cautious, if you need to go outside to talk to them.**

One more situation did involve at first a non-valid plate vehicle, the long-term renter did remove the non-valid plate and came back to the site with no plate, so that vehicle was towed away, remember that this is a very costly recuperation of a vehicle.

**Residents if you see police officers performing a multi car operation or drones going over the site, police K9 dogs going all over or a helicopter hovering the area, please go back to your unit for your own safety, if you see something call the Lantana police and try to report the situation.**

#### **4. TV SYSTEM**

Your Board recognizes that we have some issues with the inground cabling network, mainly on the east side of the property, we will try to fix this situation by laying down new TV cable or perform major repair to the existing cable. As far as the Canadian availability of TV channel, your Board is looking at different alternatives to the current provider set up and will report in due time, Board member Normand Cadieux is following up the situation.

#### **5. REMINDERS FOR PRE-HURRICANE SEASON**

**On the 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](http://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>**

#### **6. 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.



#### **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

June 10, 2021