



BULLETIN

April 7, 2005 BOARD MEETING HIGHLIGHTS

The meeting was well attended and all board members were present.

A written instrument of delegation was presented to enable the office manager to better expedite business. This instrument has all required financial authorities for our manager.

Gary Mehall, vice-president, put forth a comprehensive plan for increased safety and security for Waterside Village. This plan also includes the posting of a security guard at the gate entrance during evenings. Gary also informed the assembly that new gate cards will be issued in the summer of 2005. Gary went on to explain that a major effort will be invested in preparing our Village to meet emergencies before the next hurricane season.

Gaby Bélanger reminded the assembly that if owners install tile flooring on upper floor condos, they must include one-quarter inch cork under the tiles for sound insulation. Gaby also reported that much time and effort is being invested in our sprinkler system. He also praised volunteers who helped install sod and mulch throughout the Village. He reported that some awnings had been repaired and the remainder should be repaired within the next six months.

The Board is considering an overall strategy for hurricane shutters in order to maintain the esthetic continuity throughout the Village. A survey will be conducted before the end of the year to determine whether or not owners want shutters installed and if so what type will be permitted.

Claude Poirier complimented the former Social Committee members for many years of successful activities. He proposed a new protocol outlining the mandate of the social committee. Once the minutes of the April 7th meeting are approved, this protocol will be posted on this site.

Jacques Lampron presented a plan to better enforce rules and regulations, particularly regarding renters. Jacques reminded the assembly that the costs of running Waterside Village are increasing. Persons requesting office staff to deliver faxes will be charged \$2.00 per sheet for U.S. and \$3.00 per sheet for Canada. Requests for Xerox copies will be 50 cents per sheet; access cards \$50.00 and 2nd decals \$100.00. Additional persons arriving later and residing in a unit will be required to pay \$100.00 for a car decal. Additional access cards will be \$50.00; anyone returning cards will receive a \$10.00 refund.

Claude Poirier explained that in future when fines are imposed on owners for violations there will be an appeal mechanism established with three owners selected at random to hear the violators' case.

Marc Rochon announced that the Waterside website is up and running. (Access the website at www.watersidevillage.com.) Owners are encouraged to visit the website to acquire administrative information as well as articles of interest. We hope to make this site interactive this coming summer. The Journal has also been launched and a first edition produced. This is a communication tool for all residents to use to allow all residents to participate in our community life.

Pierre Dumont, President, presented the financial update. No major discrepancies are evident at this time and cash flow is good. Insurance reimbursements to owners whose condos have been damaged are expected by July.

Pierre went on to inform us that approximately 15 condos still need some work and firewall inspections will soon begin in all roofs.

A question period followed in both English and French. There was some discussion on the need of installation of hurricane shutters since hurricane season in Florida begins in June. It was pointed out that the rules and regulations governing our Village already provide authority for the installation of shutters and the board will conduct a survey before the end of the year in order to revise the existing policy on shutters.

Disappointment was expressed that residents without computers will not be able to access the Waterside website. It was explained that those without computers could share a neighbor's computer or visit local libraries with computer access.

One resident asked if any liens are placed upon Waterside Village, hence preventing the sale of a unit. It was explained that contractors in Florida often use liens but this should not affect sales.

A resident asked why trees were cut recently. This was done to prepare for hurricane season. It was also mentioned that the University of Florida will provide specialists to assist us in determining which trees should be replaced in the Village over the next few years.

A resident expressed frustrations that satellite dishes are not permitted in Waterside. Our rules and regulations state that such dishes must not be installed in common areas. However, the President suggested that service providers might have solutions to meet the needs of residents who want to access a variety of programming.

Once the board minutes are approved, they will be posted on this site. Please refer to them for more details.

Stay tuned and have a nice summer.