

**BOARD OF DIRECTORS MEETING
JUNE 18, 2005
CONFERENCE CALL**

Present: Claude Poirier Defoy, Pierre Dumont, Jacques Lampron, Marc Rochon, Yves Ouellette.

In Waterside: Gaby Belanger, Gary Mehall, Iyad Kennedy, Daniel Harvey.

Meeting commenced at 10.00 A.M.

Quorum was achieved.

Approval of the agenda: Proposed by Marc Rochon, seconded by Jacques Lampron.

Minutes of meeting april 7, 2005.

After some amendments, approval was proposed by Marc

Rochon and seconded by Jacques Lampron

Report:

- 1- Gary Mehall proposed to extend the use of the security guard after the 90 day trial period ending 06/28/05. Due to the success of protecting our gate system from damage (our gate was broken 6 times in 5 months period) tail gating, maintaining a tight security, insuring that owners and guest alike follow waterside procedure and keeping Waterside a safer place to live.

Proposed that the hours be reduced to 8 hours sunday through thursday from 4:00 PM to 2:00AM. The extra 2 hours on the weekend are added to cover higher traffic during these 2 hours from midnight to 2:00 AM as recommended by the security company. The proposed cost for one year will be \$45,375.39 including holidays staying on the current 13 hour program would have cost \$64,284.00. By using the guard at optimum times to protect our gate and community we are saving over 30% equaling \$18,909.00. Proposed by Gary Mehall seconded by Jacques Lampron.

Gary Mehall also proposed a new sticker program by July 1st. notice will be given by the end of the month concerning the dates of the new sticker program.

The new sticker program will tentatively be effec-

tive between the 14th of July & the 24th of July. The sticker program will consist of a circular red sticker with a designated # to match the unit. Current stickers will be used for renters and guest which will have expiration dates.

Owners will be required to show proof of current license, insurance and vehicle registration to obtain a sticker.

Volunteers will be attaching stickers personally and putting them in the correct position which is drivers back window.

Towing will be actively pursued for cars not registered and requirements for vehicles not being met. New owners will have to follow exactly the restrictions set up by the rules and regulations. Certain vehicles will be grandfathered in due to previous errors. Grandfathered vehicles changed to new vehicles will lose their grandfather clause and will have to adhere to the current rules and regulations especially concerning vehicle requirements.

2 cards and 2 stickers per unit. A third sticker will be allowed for immediate family members, guest immediate family students and immediate family students visiting during breaks (each will be looked at separately)

The community when built was designed for seasonal use. There is only 1 designated spot per unit and only 250 guest spots (1.6) spots per unit. This is why strict enforcement of 2 cards and 2 stickers per unit will be followed to protect the continuity of Waterside village. Proposed by Gary Mehall, seconded by Gaby Belanger.

Gary Mehall also discussed the preparation of an emergency plan. At a recent meeting at Hypoluxo Town Hall, representatives of several neighboring communities met to compare ideas and preparedness plans. Gary Mehall said that Waterside Village is "heads above" others. Gary Mehall noted that at least half of the condo communities represented are self-governed. The Emergency Plan for hurricanes or other disasters included FP & L (Florida Power and Light Co.) assistance. Certain trees will be cut, drainage systems checked for blockage, and FEMA has told communities to take photographs of all damage, even broken trees. Inventory of emergency supplies is being conducted, and Gary Mehall

strongly advised the purchase of a generator to ensure the maintenance of the security gate.

- 2- Gaby Belanger, reported that all the pumps, sprinklers are working, and in good order, and with the addition of much rain in the past month, and fertilizer added, landscaping is green and healthy. The front entrance gate and fences are all repaired or have been replaced

He listed the maintenance projects scheduled: Stairs will be painted, the remaining needed downspouts are to be added, deteriorating dividing walls between Condos A&B will be replaced, twelve (12) broken or severely damaged trees will be removed and replaced with newer, smaller trees or bushes. Parking curb-stops will be repainted along with parking stripes which should only take 2 weeks start to finish. Awning replacement still cannot be done for at least three months. Plans to re-surface and seal asphalt paving are being negotiated and there is enough money in reserve to complete the project. New Marcasite on the main pool deck is a necessity. Of great importance is the checking of plant roots clogging sewer system. Sewers backing up indicate that the pipes are old and many will need replacement. Also noted, residents wishing to have hurricane panels should call the office for information. The office can recommend a contractor who has already installed some panels on units here. Anyone choosing another contractor must call the office for approval.

- 3- Jacques Lampron, announced a new office employee. Antoinette Palmarozza, who is now the new bookkeeper for Waterside. He praised Antoinette's educational and experience record, and reported being pleased with her capabilities so far.

Jacques Lampron reported the good news about condo values going up, and listed recent sales: One Unit A sold for \$165,000.00 a Unit B for \$180,000.00 and a Unit C for \$190,000.00. He said that spending money to improve our site results in increasing the value of all homeowners' condos.

- 4- Marc Rochon reported that work is being done in the implementation of the web site by Scott Perron, Louise Philippe and Elissa Crawford and that the web site should be interactive very soon.
- 5- Iyad Kennedy praised the Board for their excellent service in making Waterside's property clean, pristine and secure even in the off-season; he thanked them

for the opportunity to work with them this year. However, due to his own employment work load and several family situations he regretted to offer his resignation.

- 6- Claude Poirier Defoy, reported the settlement of an old legal battle involving the Satellite contract and reported also that a title search is being conducted to finalize the hurricane issues.
- 7- Yves Ouellette, reported that the finances are in line with the budget and that the budget should not be exceeded. An interim 3 month budget will be presented at the same time that the financial results for 2004 2005 at the next meeting in August.
- 8- Pierre Dumont, president gave an update on the hurricane file. Hoping to close the file in the next month. Firewalls still to be settled. Satellite system will be discussed at the next meeting. Finally after acceptance of the resignation of Iyad Kennedy, it was proposed by Marc Rochon and seconded by Claude Poirier Defoy to appoint Yves Ouellette as board member for the completion of the term of Iyad Kennedy.

Meeting was adjourned at 11.30 AM.

Next meeting August 20, 10.00AM

Question period followed for 10 minutes.