

## Waterside Village of Palm Beach Condominium Association Inc.

The Annual Meeting of Waterside Village commenced at 2:05 p.m., Saturday, January 28, 2006, at the Clubhouse, following the regular Board Meeting in accordance with the by-laws.

All Board members were present. English and French translations were conducted for each report.

- I. Certifying Quorum was met.-67 proxies and over 100 owners present
- II. Proof of Notice of meeting was established.
- III. Reading and disposal of minutes of January 29, 2005:  
Susan Charbonneau moved to approve the minutes; Michel Dumais seconded. Minutes approved.

### Reports of officers

#### A. Vice President Gary Mehall: Secretary

1. Gary Mehall reported that he has obtained four quotes for lighting by the reservoir, an area that is presently very dark. Specification as to positioning light poles will be determined.
2. The sticker program (parking decals) is proceeding well; the new method of a label as opposed to an ink marker is more readable and durable. The application form has been improved, and is in English and French. Gary urged owners to replace their older existing decals with the newer ones as soon as possible. Notices of this request are posted at the mail kiosk.
3. The office is working to notify owners that any access cards exceeding two per unit will be eliminated. Initially about fifteen (15) individuals were found to possess more than two cards, and now there are nine (9). The goal is to eliminate all access cards exceeding two per unit.
4. Gary Mehall said Administration is in the process of receiving funds for the damages to the access gates. The gates were damaged six times, but monies have been received from 3 companies and/or individuals. The remaining three fees for the gates will be pursued by Management.
5. Gary will be working with Claude Poirier-Defoy to monitor the number of times that owners rent their units per year. A manual or computerized monitoring system is being planned to track the rentals.

#### B. Secretary Claude Poirier-Defoy-

1. Claude Poirier-Defoy said there were nine (9) open board meetings last year; all board members were present, and all were well attended by owners, even in the summer. Detailed minutes for all the meetings are available at the office, or on the Waterside website.
2. There were three (3) mass mailings to owners, for the October budget meeting, a November notice for the elections, and the notice for the annual meeting.
3. Claude Poirier-Defoy reported that there are no longer any liens on the property.
4. There were 345 leases last year, and 153 owners, or 37%, were renting out their units at least once. However, a review has disclosed that at least twenty-two (22) owners have rented their units as many as five to six times, when the previously amended declaration in 1990 clearly states that rentals are not permitted for more than three times for a minimum of one month per year. Lending of units is permitted one month during the calendar year.

5. Reporting on Sales, Claude Poirier-Defoy referred the attendants to the last year's Annual meeting minutes made available at this meeting. He noted the differences in sales, that there were more sales in the last thirteen months.

<b>Sales 2005</b>	<b>Sales 2004 average price</b>
14 A units: \$111,000 to \$165,000	\$108,000
8 B units: \$145,000 to \$209,000	\$118,000
12 C units: \$128,000 to \$211,000	\$132,000
2 D units: \$168,000 to \$225,000	\$140,000

C. **Director Gaby Belanger: Technical**

1. The company Gutter Express finished repairs to gutters, fascia and downspouts.
2. Three cutting, trimming and stump elimination is all but finished.
3. Ranger Roofing finished roof inspection, reporting no more leaks. An extended warranty is being decided upon by this week.
4. Fences have been repaired and remaining aluminum to be done next week.
5. New landscaping was added to the front entrance, assisted by volunteers, namely Michel Diotte.
6. The mail kiosk and clubhouse pool and tennis areas are scheduled for more landscaping.
7. The Petanque area and reservoir are scheduled next for landscaping.
8. Damaged awnings are gradually being replaced, and a better structure for securing awnings to buildings is being researched.
9. Types of hurricane shutters are still being decided upon. Most owners who have already installed shutters have selected the panel type. Accordion style shutters are being considered.
10. Fourteen divider walls between upper B units needed to be replaced. To date, twelve are done.
11. The tennis court fence has been replaced, and new lighting was added.
12. Firewalls that were damaged are being repaired during this season, since cooler weather is better for the repairman to access firewalls in attics.
13. The clubhouse and office building need to be repainted; choice of color must be determined and work completed in 2006.
14. The floor of the pool at the clubhouse is scheduled to be repaired this summer.
15. The deck around the east pool is scheduled to be repaired this summer.
16. The repair of the bathroom of the east pool will be finished this week.
17. Lighting along the reservoir should be finished this summer.
18. A complete examination of sewer lines must be conducted to determine any defects or blockage. This will be done by a camera technique.
19. Locker doors for buildings A and B will soon be repaired or replaced.
20. Owners needing to repair changes or make additions to their Florida rooms need authorization from Administration. Newer codes in construction must be observed.
21. Gaby asked that anyone wishing to volunteer to help with any projects to give their names and condo numbers to the front office.

**D. Yves Ouellet – Financial report**

1. Yves Ouellet reported that the financial results for the fiscal year ending July 31, 2005 were presented and adopted at the board meeting of November 22, 2005. Also the budget for the regular operation for the fiscal year starting on November 30<sup>th</sup> and ending on October 31, 2006 was presented and adopted at the same board meeting. The audited financial statements for the three month period will be presented at the next board meeting.
2. In the following week, Administration will work closely with our auditor in the transition to working with the accounting firm Accountsult LLC. Since January 1, 2006, Accountsult has been depositing and cashing assessments and issuing checks.
3. By November 2006, all hurricane assessment payments should be completed.

**V. Committee reports**

**A. Communication Director, Marc Rochon**

1. Marc Rochon reported that the purpose of this committee is to disseminate timely information, by the use of mailings, posted bulletins, channel 70 and the website. The committee has worked to provide information in both languages, in French and in English.
2. It is hoped that soon the office staff will assume the responsibility of communication.
3. The latest initiative this week by Communication group is to advertise the Waterside website in newspapers. In Canada, this will be in Globe & Mail in Toronto, and in Montreal, La Presse. In Florida, ads will be placed in the Palm Beach Post. It is hoped that reaching out beyond our community will attract the many Baby Boomers seeking seasonal homes in the southeast.
4. Marc Rochon referred to the printed annual report that had been mailed to owners, outlining accomplishments and prospectives for next year. Only one owner responded, and the Board can only conclude that the majority of owners and residents are very satisfied with the current administration's operations.

**B. Planning Director, Claude Comtois**

Claude Comtois said he was honored to be asked to come on board in November/December.

1. Research into top quality trees and shrubs that will better withstand strong winds is being conducted. New trees are projected to be planted on the property within five years.
2. Buildings in Waterside Village need to be repainted, and a decision among three colors must be made.
3. The mail kiosk roof needs to be replaced with a stronger type of covering.
4. Claude Comtois is looking into stronger awnings or better constructed attachment of awning frames.
5. Decisions still need to be made regarding the type of hurricane shutters.

**Discussion followed.** An owner asked if shatter-resistant windows could be an option other than hurricane shutters. It was discussed that the windows would have to be strongly anchored to the walls. Claude Comtois said shutters seemed more feasible, as wind pressure against the windows could be a problem. However, Claude Comtois said the suggestion would be researched.

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An owner mentioned the problem of what consequences could occur if one resident has shutters and a neighbor's unit is not protected. Surrounding units that are not protected can cause vulnerability to other units.

An owner was concerned about large trees on the south side of the property that have damaged property, and asked if they would be removed. President Dumont said it is a costly undertaking to remove them, with quotes of up to \$30,000, and decisions need to be made.

An owner asked that if shutters were ordered and either stored or installed, who will be responsible to put them up and close them when owners are not there. Mr. Dumont said this is a great concern and options will be determined.

### C. **Social Committee – Claude Poirier-Defoy**

1. Claude Poirier-Defoy reminded owners that members of the Social Committee had resigned before the beginning of the new season. He thanked those members for their remarkable efforts over the years to organize social and sports activities. He then asked the assembly to give a standing ovation to Lionel Lecavalier, Jos-Marie Pepin, Guy Hamel, Yvan Hamel, Jocelyne Premont and Victorin Bolduc.
2. Claude Poirier-Defoy also recognized the leadership of the 20 individuals who have assumed the responsibility to organize the more than 22 cultural, religious and sports activities for the year. Three principles will apply for these activities: equal access for all, free access for all and access under control and security.

### VI. **Unfinished Business**

President Dumont asked each Board member if there were any items to be discussed. No discussion was needed

### VII. **New Business**

President Dumont asked each Board member if there were any items to be discussed. No discussion was needed. However, Mr. Dumont said because of the new market value of condos at Waterside, the current insurance coverage needs to be revisited to reflect these changes. In addition to individual property value, the value of the land itself must be evaluated. The Board will be examining the insurance coverage.

A question and answer period followed.

The meeting adjourned at 3:35 p.m. The next regular Board Meeting is scheduled for Saturday, March 4, 2006 at the Clubhouse, at 10:30 a.m.