

**WATERSIDE VILLAGE CONDOMINIUM ASSOCIATION OF PALM BEACH INC.**

**BOARD OF DIRECTORS MEETING**

JUNE 10, 2006, 10:00 a.m.

Board of Directors present: Claude Poirier-Defoy, President (via teleconference)  
Gary Mehall, Vice President  
Gaby Belanger, Vice President  
Claude Comtois, Secretary (via teleconference)  
Pierre Dumont, Director (via teleconference)  
Scott Perron, Director

Absent: Marc Rochon, Director

Also present: Pamela B. Bampton, Property Manager

The meeting was held at the Clubhouse; meeting commenced at 10:00 a.m.

I. Quorum: Achieved.

II. Approval of Agenda:

Moved by Gary Mehall and seconded by Pierre Dumont. Motion carried.

III. Approval of minutes of meeting April 11, 2006:

Moved by Gary Mehall; seconded by Gaby Belanger. Motion carried.

IV. President's remarks and comments:

President Poirer-Defoy said since the last meeting in April, the negotiation with the contractor to install shutters was concluded with satisfaction. He also mentioned that he is in contact with the management almost every day, and he is very satisfied with the progress of all the files, including the Accountsult one, which takes more time than expected to be completely operational.

V. Manager's report

An executive summary of the Manager's report is part of these minutes in Appendix I.

VI. Miscellaneous: There were no items added to the meeting.

The next Board of Directors' Meeting is scheduled for Saturday, September 9, 2006 at 10:00 a.m. at the clubhouse.

Appendix 1 follows.

# **WATERSIDE VILLAGE CONDOMINIUM ASSOCIATION OF PALM BEACH INC.**

## **APPENDIX 1**

### **MANAGER'S REPORT**

As of June 9, 2006; Buildings 40, 41, 42 & 43 are completed and will be inspected shortly. First they are inspected by a Waterside employee with a Shuttermasters employee present. Next they will be inspected by the Town of Hypoluxo building inspector and finally by our private engineer.

Buildings 38, 39, 44 & 45 and the clubhouse have been permitted and fabricated and are being installed. Work on section 2 will begin this week. Updates are being posted on [watersidevillage.com](http://watersidevillage.com) regularly.

#### **Awnings**

As of June 9, 2006 a total of 9 of the first 16 awnings have been installed. The remaining 7 are expected to be installed by this Friday, June 16, 2006.

The awnings chosen for this first order were those that face the south and west (strongest sunlight) directions.

The remaining 12 awnings will be ordered as soon as possible. Last year's hurricane removed a total of 28 awnings and there was no assessment imposed to pay for their replacement. Therefore, the order was split into 2 separate orders (because time was required to accumulate the funds needed). Please visit [watersidevillage.com](http://watersidevillage.com) regularly for updates.

#### **Community Center**

The community center has been pressure washed, primed (with a waterproof primer) and has two coats of paint as well as been sealed a final time. Next, the patio and walkway will be pressure washed. The metal columns will be sanded, primed and painted and all windows will be re-caulked.

#### **East Pool & Maintenance Building**

The same procedure as the clubhouse will commence on Monday, June 12th 2006 with other buildings to follow.

#### **Center Fountain**

The fountain has been drained, pressure washed, acid washed, patched and will be painted. The landscaping and other items around the fountain are also being improved.

#### **Main Entrance**

## **WATERSIDE VILLAGE CONDOMINIUM ASSOCIATION OF PALM BEACH INC.**

New flowers and mulch have been added around the front entrance. A plan is in the works to improve the appearance of the fountain and garden at the entry.

### **Office**

The wood walkway at the entrance to the office has been removed, the area has been pressure washed and acid washed (water and mold had collected under the planks). This will be replaced with a poured concrete ramp.

### **Gazebos**

The roofing materials have arrived for each of the 4 gazebos in need of a new roof. These will be installed as soon as possible.

### **Insurance**

When the shutter project is complete and all the inspections are done, the inspectors will sign off on the insurance forms which will then be submitted to the association's insurance carrier and be available for individual unit owners to submit to their insurance carriers.

### **Trash Compactor**

A "No Dumping" sign with a \$50 per item fine has been posted by the dumpster. This is due to the increase in large items being left by the dumpster, as our community is charged by the pound for the removal of these items.

### **Security**

A new security company has been hired for our front gate and the guards are patrolling the property three times per night. This keeps a better control on the parking situation as well as provides a visible security presence.

### **Payroll Service**

Our payroll service has been changed from Concept 2000 to Paychex.