

WATERSIDE VILLAGE CONDOMINIUM ASSOCIATION OF PALM BEACH INC.

BOARD OF DIRECTORS MEETING

NOVEMBER 18, 2006

Board of Directors present: Claude Poirier-Defoy, President
Gary Mehall, Vice President
Gaby Belanger, Vice President
Pierre Dumont, Director

Present via teleconference: Claude Comtois, Secretary
Marc Rochon, Director
Absent: Scott Perron, Director (excused)

Also in attendance: Pamela B. Bampton L.C.A.M.,
Elissa Crawford, Assistant/Receptionist

- I. Quorum: Achieved
- II. Approval of Agenda: Claude Comtois moved to approve; Gary Mehall seconded. Motion carried.
- III. Approval of minutes of meeting on September 9, 2006. Moved by Claude Comtois; seconded by Pierre Dumont. Motion carried.
- IV. President's Report:

President Claude-Poirier-Defoy gave an overview on the following:
This meeting was the fourth meeting of the Board since our special AGM meeting in April. This meeting marks the end of a cycle which started three years ago with hurricanes Jeanne, Frances and Wilma. Waterside sustained extensive damages of nearly \$7,000,000.00 in all. New roofing and gutters on all buildings, major damages to 1/3 of the units, almost 100 trees had to be cut down or trimmed, 40 awnings were torn; the postal station was heavily damaged as was the tennis court. Payments for the special assessment for the hurricanes terminated this month.

Allocation of common costs was revised. In April 2006 a special meeting of owners led to overwhelming support in favor of the installation of shutters. But this was another million dollar project, leading to a special assessment. New management in the office, new maintenance staff, a major increase in insurance premium – the end of which has not yet been seen – all affected operations.

The fiscal year had been changed to accommodate the change of venue from Canada to Florida. This meeting was only the second time that the budget meeting was held in Florida two weeks after the end of the fiscal year to permit as many people as possible to attend the meeting. It is hoped that from now on the budget meetings will be held before the end of the fiscal year. However, the cost of interest expense has been placing a heavy burden on the budget.

President Poirier-Defoy expressed the shared disappointment with the performance of the accounting firm Accountsult that frustrated so many owners. Initial information that had been transmitted to the firm was not always accurate, but Administration has been doing damage control since April trying to straighten out the errors before the end of the year. Alternative options are being considered and a decision was promised within the next two weeks.

The project of painting the buildings began six months ago. A reserve fund had been set of \$89,000 for painting; the first quote by an outside contractor was \$14,000 per building. Paint experts like Benjamin Moore and Sherwin Williams were consulted, photographs of condos along the intracoastal were taken into consideration, and finally an architect was consulted who recommended four pastel colors that would complement the beauty of Waterside's landscaping. The resulting cost per building was reduced to \$2,500.00 per building by simplifying the color scheme, supplying the paint ourselves and using in-house painters for some aspects of the painting job.

V. Manager's Report

Property Manager Pamela B. Bampton reported that the community acquired a larger pressure cleaner for horizontal surfaces. Gazebos, tennis court bleachers, benches and swings throughout the property had been cleaned and painted.

Owners are asked not to leave large cast-off items such as old water heaters by the dumpster but have them taken away by new service installers or taken to the Lantana dump. Tankless water heaters, the size of a phone book, are a highly recommended replacement to save space and energy.

Anyone trimming their own shrubbery is asked to bag the clippings for landscaping crewmen to carry away instead of leaving loose piles that can blow away. The sprinkler system is being overhauled. Small flags should not be disturbed as they signal which areas need adjustment or repair. The east pool's heater failed and is being replaced.

Projects scheduled include lamp posts, 13 dividing walls between the B units, and 16 awnings are on order.

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VI. Presentation of 2006-2007 Budget

(Refer Exhibit A: "Waterside Village Chart of Accounts/Proposed for 2006-2007 with Budget Estimates")

Marc Rochon moved to adopt the budget; seconded by Claude Comtois. Motion carried.

VII. Resolution for \$600 Special Assessment

(Refer to Exhibit B "Resolution November 2006")

Gary Mehall moved to adopt the resolution. Pierre Dumont seconded. Motion carried.

VIII. Report on the Shutter Project

Total budget: \$1,050,000.00

285 owners have paid in advance totaling over \$700,000

Two units have either approved impact glass or alternative shutters

124 owners will pay the special assessment in 90-dollar installments for 36 months. The balance of the membership already paid the full amount in advance.

120 buildings are finished, and C & D buildings are next. ShutterMasters expects to complete one building a week until the project is finished.

The meeting concluded, and a question period followed.

The Annual meeting is scheduled for Saturday, January 27, 2007, 2:00 p.m. at the clubhouse.