

**WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**DECEMBER 10, 2008 AT 7:30pm**  
**IN THE CLUB HOUSE OF THE ASSOCIATION**

Present: André Mongrain, President  
Gaby Bélanger, Vice President  
André Bergeron, Secretary  
Claude Comtois, Director  
Marc Rochon, Director  
Absent with cause: Roch Massicotte, Director

André Mongrain chaired the meeting and André Bergeron acted as Secretary.

**1-QUORUM**

The Secretary informed the meeting that quorum was met.

**2-AGENDA**

Moved by Mr. Comtois and seconded by Mr. Bergeron, the agenda was approved unanimously.

**3-APPROVAL OF THE MINUTES OF THE MEETING HELD ON OCTOBER 27, 2008.**

Reading of the minutes was waived and moved by Mr. Bergeron and seconded by C. Comtois.  
The minutes were approved unanimously.

**4- SUMMARY OF THE WORKING SESSION HELD ON NOVEMBER 24, 2008.**

The President informed the meeting that with all the projects going on, it was necessary to sometimes hold working sessions instead of calling a Board meeting. The items discussed at the last working session included the works presently in progress, such as the sidewalks, the painting, the repair to the pool chairs, the electrical work on the panels, the postal station, the water damage at Building 8, the heat pumps, the awning replacement, the mulch spreading, the sprinkler system, the tennis resurfacing, the new signs and the landscaping at Miner Road and U.S.1.

Moved by Mr. Bergeron and seconded by Mr. Comtois, these projects were approved unanimously.

**5- CONTRACT FORMAL APPROVAL SINCE OCTOBER 27, 2008.**

The President gave a list of contracts which had been approved since the last meeting and demanded ratification by the full Board. These contracts were:

- Landscape by Eastman Aggregate \$16,000
- Landscape fertilization to Arrow \$13,575
- Pest control for trees and bushes to Arrow for a saving of \$7,000
- Retainer fee with Becker & Poliakoff, \$200
- Tennis refection contract with FDC \$14,400
- Contract with Paradise Engravers \$5,312
- Repairs to pool chairs approximately \$4,200
- Electrical deficiencies contract with Aero, \$1,600
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Moved by Mr. Bergeron and seconded by Mr. Comtois, the above contracts were ratified unanimously.

**6- NEW INSURANCE REQUIREMENT AS PER FLORIDA STATUTE.**

The President tabled a document explaining the new requirements for insurance coverage. Members were advised to contact their insurance broker and ask them to get in touch with the office to facilitate this new requirement.

**7-NEW REQUIREMENT PER FLORIDA STATUTE ON BOARD ELECTION**

The President explained to the members that a new Florida statute now requires a vote by all owners to ratify the by-law passed in 1995 which specified that all Directors be elected to two year staggered terms. If no election is held or if the members vote against the resolution, terms on the Board of Directors will be for a one-year period. The President urged the members to vote for the resolution and mentioned that a special meeting will be held on January 24, 2009 to this effect.

**8- RECYCLING**

The President mentioned that garbage separation between recyclables and other garbage is not always done according to requirements. He distributed a flyer which explains what is recyclable and what is not.

**9- FINANCIAL RESULTS FOR THE YEAR 2007-08**

The President tabled the results for the year. Even though these results have not been audited yet, he mentioned that he did not expect any changes. Profit for the year was \$4,948.

**10-SUMMARY OF MEETING WITH THE MAYOR OF HYPOLUXO.**

Two meetings were held recently with the mayor to discuss the situation regarding the lot on Miner Road adjacent to our property. The President mentioned that the meetings were productive.

The Town of Hypoluxo had cleaned up the area even though no court order had been issued to demolish the vacant house on the property. Waterside would be considered as a possible acquirer of the property.

**11- OTHER BUSINESS**

**Parking Stickers:** The President stated that from now on, all vehicles which do not display a parking sticker as required by the rules and regulations of Waterside will be towed away at the owner's expense after having been issued three notices of violation.

**Vents:** We will be conducting visits to all unit attics to verify if the vents in the attics of these Buildings are venting outside. Some of these have vents which are not vented properly, and this has been a major cause of rodent infestation.

**Caulking:** We will be going around to the condos (A's and B's) to check the caulking around the Windows and shutters. The lack of caulking has been causing water damage and these will be repaired if need be.

**Termites:** Starting next April, we will have someone going around explaining to the owners how to check for termites. If a problem is found, we will remedy it sooner rather than later and try to avoid tenting.

### **12-OWNERS' QUESTION PERIOD.**

Jean Pierre Nadeau rose to explain the work done on his web site. He gave the web address of this site, [unpetitcoindeparadis.ca](http://unpetitcoindeparadis.ca). The President explained that the Association is trying to integrate Scott Perron's web site which has been the one used by Waterside for a while with the one Mr. Nadeau is developing.

Following a question on the subject, the President answered that we now have one official Foreclosure and seven pending. Three owners have had their account transferred to our lawyers. All of these possible bad debts have been fully reserved.

Mr. Poirier-Defoy inquired about the possibility to have the City of Boynton Beach issuing parking Permits for the beach. The President mentioned that he had discussed this issue with the Mayor of the Town Hypoluxo and that even though nothing can be done this year, he will try to include this request in the next water usage contract.

### **13-ADJOURNMENT**

Moved by M. Rochon and seconded by Mr. Comtois, the meeting was adjourned at 7:40pm.

André Bergeron  
Secretary