

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION INC.

BOARD OF DIRECTORS MEETING FEBRUARY 25, 2010

The meeting was held on February 25, 2010, at 7:30 p.m. at the Clubhouse.

Present: André Mongrain, President
 Claude Comtois, Vice President
 Stephane Lamarche, Secretary
 Gaétan Cardinal, Treasurer
 André Pellerin, Director
 Marian Petrescu, Director
 Michael Shane, Director

I. Quorum

The roll call confirmed that each Director was present and quorum was achieved.

II. Approval of the Agenda

One item (Library) was added to the Agenda. The approval of the Agenda was then moved by Claude Comtois, seconded by Gaétan Cardinal and unanimously approved.

III. The approval of the minutes of the meeting held on January 30, 2010 was moved by André Pellerin, seconded by Marian Petrescu and unanimously approved.

IV. The approval of the minutes of the meeting held on February 8, 2010 was moved by Gaétan Cardinal, seconded by Claude Comtois and unanimously approved.

V. Update on TV antennas and existing system

President Mongrain explained that there are now 26 satellite TV dishes installed in Waterside Village; he told the assembly that the Association cannot restrict the right to install or maintain such antennas.

Also, during consultation with experts, it was discovered that the cable system inside each unit probably is in bad shape 20 years after its installation and is not sufficient to fully support HD TV or a triple play offering.

Considering all these facts, the Board's recommendation is"

- a. Maintain current service
- b. With the help of consultants, determine common areas on which a central antennas will be installed to service a group of buildings
- c. Negotiate with dish networks to determine technical limitations of central antennas and better pricing
- d. The Association will bear the initial cost of the initial antennas and protective conduits to the main entrance of the owner's building
- e. Existing antennas will be repositioned to the central location and redirected to the building's main TV entrance; the costs of such should be borne by the Association.
- f. There would be a maximum of the two dish suppliers per central point; if a third type is required in one given location, all costs would have to be borne by the owner making such request.
- g. The Board will continue working on a long term technical and financial plan that should be ready in time for the budget submission next October.

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VI. Florida rooms situation

President Mongrain explained that a building permit for a screen enclosure (Florida room) has been refused by the building inspector because the plan did not provide for a firewall between properties.

This requirement was only recently applied by the inspector and thus complicates the construction of such enclosures and adds to the cost.

The Board will consult and contest this requirement if legally possible.

VII. BBQ grill rules and regulations

President Mongrain met with Hypoluxo Mayor Schultz for a visit of Waterside Village; during the visit they observed many possible cases on non-compliance to the safety rules and regulations.

The Association Rules and Regulations may be revisited to be more specific.

VIII. Insurance requirements

President Mongrain reported that the situation is worsening. There are now only 72 owners (previously 86) complying with the requirements that the owner must provide proof of \$2000 or more for special Loss Assessment insurance, in addition Waterside Village of Palm Beach Condominium Association Inc. must be named as additional interest.

The Board will consider all possible means to ensure compliance, possibly even considering imposing fines to non-compliant owners.

IX. Update on Miner Road parcels of land

President Mongrain informed the Board that the situation is progressing and that Hypoluxo's Town lawyers expect to be able to begin the formal foreclosure in July or August.

X. Financial results as of end of January 2010

Treasurer Gaétan Cardinal stated that there is a surplus of revenue over expenses.

The cost of insurance, the TV system, the foreclosure situation and the recent by-law change are items that require attention.

XI. Work in progress and completions

President Mongrain reported good progress on

- the replacement of outside wall lanterns is going well; this year 150 wall lanterns were replaced by Mr. Girard and Mr. Poirer
- the program of new plants and bushes has met its goals for the year under the supervision of Mr. Mongrain and Mr. Dyotte
- thanks to the volunteers, the task of painting the curb stops should be finished in two more "Mondays" weather permitting
- the entrance fountain project has been slowed by the Town's requirements but the plan is still to construct a more elaborate fountain in the short term.
- the lighting in the corner of the shuffleboard court will be upgraded but only after the completion of the landscaping in that area.

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XII. Library

President Mongrain announced that Waterside's library will be renovated and new bookcases installed. The budget for this project should be around \$4,000.00.

XIII. Owners' Question period

Mr. Yves Laplante (unit 201) asked if the renewal date of the Association's insurance policies had been changed to have them correspond to the budget date.

President Mongrain answered that this is not necessary and that we can develop accurate budgetary forecasts even if the dates do not correspond.

Mr. Laplante also mentioned that in the Florida Room situation it is essential to know the legal definitions that the Town gives to certain terms. The legal definitions could affect the interpretation of the Building Code.

Mr. Laplante also asked a question concerning the TV dishes placement.

President Mongrain explained that the Association will decide the placement and provide the dishes ; all the owner should have to do is contact the service provider in order to be hooked on the TV dish already provided.

Mrs. Monique Bineault(unit 419), as one of the persons in charge of the library expressed her satisfaction at the commitment concerning the revamping of the library; she mentions that 70 residents are formally inscribed and that around 120 to 130 residents enjoy the books.

Mr. Germain Morin (unit 539) asked if there are any persons who regularly check condo interiors during the absence of owners. He was advised to inquire at the office, that there are a few people who are providing this type of service.

XIV. Adjournment

Moved by Gaétan Cardinal, seconded by Stephane Lamarche, and unanimously approved, the meeting was adjourned at 9:40 p.m.

Stéphane Lamarche
Secretary