

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION INC.

BOARD OF DIRECTORS MEETING October 28<sup>th</sup>, 2010

The meeting was held on October 28th, 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

Daniel Harvey, Property Manager

I. Quorum

The roll call confirmed that each Director was present: Mr. Mongrain, Mr. Shane and Mr. Petrescu were physically present at the meeting in Waterside. Mr. Comtois, Mr. Cardinal, Mr. Pellerin and Mr. Lamarche present via telephone conference call and quorum were achieved.

II. Approval of the Agenda

President Mongrain suggested that the posted agenda should be modified as follows:

- A. Item 4 (IV) The following contracts should be added to list of contracts to be ratified:
- F) Contract with Coast to Coast for the decorative elements on buildings, \$7,600.00
  - G) Contract with Earthwork Landscape for new trees and bushes, \$ 9,500.00
  - H) Contract with Fast Dry Court for the resurfacing of the shuffleboard, \$2,900.00
  - I) Contract with NovoArbor for cutting down trees between US1 and the retention pond, approximately \$12,400.00
  - J) Contract with Bay Appliance for AC work in the television rack room and in the library, \$ 4,000.00
  - K) Contract with GL Woodcraft for new shelving in the library and new desk at the guardhouse, \$3,180.00

B. To add item 6 (VI): Update on land purchase ( Miner Road)

C. To add item 7 (VI): Update on the situation concerning the screened enclosures on Florida rooms

D. Item 6 and 7 of the posted agenda would then become items 8 and 9 (VIII, IX)

The approval of the Agenda with these amendments was then moved by Claude Comtois, seconded by André Pellerin and unanimously approved.

III. The approval of the minutes of the meeting held on April 12th, 2010 was moved by Claude Comtois, seconded by André Pellerin and unanimously approved.

IV. Ratification of various contracts:

President Mongrain explained that to be efficient between regular Board meetings, directors are to be consulted on the various contracts in order to have a consensus on these contracts.

- A. Contract with Laroqa Construction Inc. (Mario Denis) for repairs to the walls of the storage space on buildings 31-35-36: 7 x \$649.73 = \$4,548.11

Stéphane Lamarche moved to ratify this contract, seconded by Michael Shane and unanimously approved.

- B. Contract with Laroqa Construction Inc (Mario Denis) for repairs to recess on buildings 10-11-12-14-15-16-17-18-19-20-21-22-46: \$ 8,583.55

André Pellerin moved to ratify this contract, seconded by Gaétan Cardinal and unanimously approved.

- C. Contract with NovoArbor Inc. for the removal of dead trees: 3X\$600.00= \$1, 800.00

Marian Petrescu moves to ratify this contract, seconded by Claude Comtois and unanimously approved

- D. Contract with Coast to Coast Inc. for the painting of buildings 10-21-22: \$41,850.0

Stephane Lamarche moved to ratify this contract, seconded by Gaétan Cardinal and unanimously approved.

- E. Contract with Pool Doctor Inc. for pool repairs ( Club House pool): leaks, sandblasting and resurfacing: \$ 29,156.00

Claude Comtois moved to ratify this contract, seconded by Stéphane Lamarche and unanimously approved

- F. Contract with Coast to Coast for the decorative elements on buildings, \$7,600.00

Stéphane Lamarche moved to ratify this contract, seconded by Gaétan Cardinal and unanimously approved

- G. Contract with Earthworks Landscape for new trees and bushes, \$ 9,500.00

Marian Petrescu moved to ratify this contract, seconded by Michael Shane and unanimously approved.

- H. Contract with Fast Dry Court for the resurfacing of the shuffleboard, \$2,900.00

André Pellerin moved to ratify this contract, seconded by Claude Comtois and unanimously approved.

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- I. Contract with NovoArbor for cutting down of trees between US1 and the retention pond approximately \$12,400.00 (estimated cost. Work to be performed.)

Stéphane Lamarche moved to ratify this contract, seconded by Claude Comtois and unanimously approved.

- J. Contract with Bay appliance for AC work in the television rack room and in the library, \$4,000.00

André Pellerin moved to ratify this contract, seconded by Stéphane Lamarche and unanimously approved

- K. Contract with GL Woodcraft for new shelving in the library and new desk at the guard house, \$ 3,100.00

Claude Comtois moved to approve this contract, seconded by Gaétan Cardinal and unanimously approved

V. Approval of the 2010-2011 budget

President Mongrain explained that according to the proposed budget for 2010-2011 budget, the monthly fee remains at \$ 290.00. There would thus be no significant change in general revenues and expenses, although some items may be modified.

The Water and Sewer item as the Insurance item will have to be closely monitored as they are very important cost items.

President Mongrain also explained that the proposed budget contains measures to make sure that the Reserve fund is a real one, and not a reserve that is spent yearly.

Stéphane Lamarche moved to adopt the proposed budget, seconded by Claude Comtois and unanimously approved.

VI. Update on the land purchase (Miner Road)

President Mongrain explained that the real estate situation in Florida has resulted in so many foreclosure applications that the Courts are bogged down, and the foreclosure process is slower; there is a possibility that the foreclosure on the Miner Road land be granted by the Court sometime in April, and if it does, the sale may then proceed.

VII. Update on the situation concerning the screened enclosures (Florida rooms)

President Mongrain noted that there still remain 68 old Florida rooms needing renovation, and the Board considers these an eyesore. The Florida building code requirement of a firewall caused a problem, but should be resolved shortly. The solution is to install a removable roof that looks like the permanent ones that complies with the regulations. You can see a miniature model at the office. President Mongrain hopes that a good number of those will be replaced in the next 12 months.

VIII. Owners Question period

There was a question on the situation of HDTV and the dishes needed. President Mongrain explained that a consultant submitted a proposal requiring expenses of over \$200,000.00 and that this proposal did not provide for a full service. This was considered unacceptable, and the board intends to go forward with the plan devised in February which provides with designated areas for dishes for HDTV to one TV per unit.

There was another question concerning the possibility of having WiFi for the whole site. President Mongrain answered that it was considered a few years ago but that the costs were prohibitive and the idea was dropped.

IX. Adjournment

Moved by Claude Comtois, seconded by Stephane Lamarche, and unanimously approved, the meeting was adjourned at 8:45 p.m.

Stéphane Lamarche  
Secretary  
Nov. 3<sup>rd</sup> 2010