

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION INC.  
BOARD OF DIRECTORS MEETING DECEMBER 9, 2010

The meeting was held on December 9, 2010 at 7:30 p.m. at the Clubhouse.

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

Absent: André Pellerin, Director

I. Quorum

The roll call confirmed that, with the exception of Mr. Pellerin, every Director was present and quorum was achieved.

II. Approval of the Agenda

President Mongrain suggested that Item 13 should be modified to be "Property taxes," thus Item 14 would be "Owners' Question Period" and Item 15 would be "Adjournment." The approval of the Agenda with those amendments was then moved by Claude Comtois, seconded by Gaétan Cardinal and unanimously approved.

III. The approval of the minutes of the meeting held on October 28, 2010 was moved by Gaétan Cardinal, seconded by Claude Comtois and unanimously approved.

IV. The Treasurer Gaétan Cardinal, explained that, as can be seen on the document sent to the owners:

- The revenue was \$4,230 over the amount budgeted mainly due to transfer and screening fees
- The expenses were \$2,595 over the amount budgeted
- The surplus of revenue over expenses was \$1,635

President Mongrain added that the reserve is now well-funded at \$411,000

V. Precision on shutters

President Mongrain explained that section 24 of the Rules and Regulations mentions that when a unit is unoccupied "for extended periods of time between June and November," that the shutters must be closed.

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It is suggested by President Mongrain that in order to promote an atmosphere of livelihood, all shutters should be opened at the end of the hurricane season which officially ends November 30.

VI. Volunteer Works

A list of 42 different “activities” was prepared for the 2010-2011 season. President Mongrain wished to thank Pierre Dumont and the crew of volunteers who performed a lot of tasks last year, and who will surely be as efficient in the coming months.

VII. Miner Road Land

President Mongrain said that he was cautiously optimistic that the situation of the land on Miner Road could be resolved by mid-February or March. The first task to perform then will be to fence the area along Miner Road.

VIII. Latest on Florida Rooms

President Mongrain reaffirmed the wish of the Board that the Florida rooms should be renovated.

President Mongrain stated that there were still more than 50 Florida Rooms that should be renovated. No solution to the problem of the removable roof has yet been officially approved, but such a solution should be approved shortly.

It is also important to remember that these “screened enclosures” should not exceed the designated areas and that there should be no encroachment on common property.

IX. TV Antennae: Rules and Policy

Director Michael Shane explained that the Board has explored the possibility of providing the wiring needed for HDTV from a designated area to each unit.

The Board has hired consultants who reported that the costs involved were from \$160,000 to \$220,000.

Considering that this was too costly, the Board decided to let each owner choose if they want to contract with an HDTV provider, while the Association would regulate the placement of dishes, and suggested the shared common use of the designated dishes.

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The proposed regulations provide for

- Maintaining the present ban against erecting a dish on exterior portions of a unit on the limited common elements
- Designated areas for antennae installation on common elements
- The installation of a conduit for cables from the designated areas to individual units would be at the Association's cost. For owners who decide to have access to the central designated dishes, there would be a one-time fee of \$50.00 to the Association; then, the cost of a monthly service fee would be the responsibility of each owner who contracts with a satellite dish provider. Any other electronic devices would also be at the owner's expense.

The modifications to section 7.7 of our Rules and Regulations were moved by Michael Shane, seconded by Claude Comtois and unanimously approved.

X. Discussion and approval of the Security Camera contract

Maintaining the security in Waterside Village is always a concern for the Board. In order to upgrade our system, there should be up to 12 cameras installed on the perimeter and at strategic sites. The views from the four cameras at the gate would still be on Channel 69. The others would be seen only by security officers and hooked to a recorder. The cost of the hardware and installation providing for a few more cameras in the future could be about \$12,000.

Claude Comtois thus moved that a budget of up to \$12,000 be approved; the motion was seconded by Stephane Lamarche and unanimously approved.

XI. Upcoming modification to the Association by-laws

President Mongrain announced that on the 20<sup>th</sup> of December, a notice for a special meeting of the owners would be sent to everyone,

The special meeting to be held on the 29<sup>th</sup> of January 2011 will take place to vote on needed modifications to the Section XIII of our governing documents. Section XIII is pertaining to Assessments and the collection of Assessments. It is very important for each owner to participate and vote either in person or by proxy.

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XII. The upcoming election Board Election

The term of office of four directors (Mr. Comtois, Mr. Mongrain, Mr. Pellerin and Mr. Petrescu) is coming to an end.

Elections will be held at the Annual Meeting on January 29<sup>th</sup>, 2011 and President Mongrain stated that anyone who is interested in serving the community is welcome to be a candidate.

XIII. Property Taxes

President Mongrain stated that the recent property taxes changes are not the responsibility of the Association but of the Town of Hypoluxo. The Board cannot intervene in the matter. It is too late to contest the matter this year, as the deadline was September 16<sup>th</sup>.

XIV. Question period

Mr. Pierre Dumont had 2 questions, regarding security and regarding foreclosures.

- a) Regarding the security, President Mongrain confirmed that there will be added security during the holiday period
- b) Regarding foreclosures, President Mongrain stated that 10 units are going through the process of foreclosure.

XV. Adjournment

Gaétan Cardinal moved for adjournment at 8:50 p.m., seconded by Claude Comtois and unanimously approved.

Stephane Lamarche, Secretary  
For the Board of Directors

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