

BOARD OF DIRECTORS MEETING

The Board of Directors meeting was held in the Clubhouse of the Association in Waterside Village on January 26th, 2013

Present: André Mongrain, President-Treasurer

Claude Comtois, Vice-President

Stéphane Lamarche, Secretary

Normand Cadieux, Director

André Pellerin, Director

Marian Petrescu, Director

Michael Shane, Director

and Daniel Harvey, Property Manager

1- Quorum

The roll call confirmed that each Director and the Property Manager were present.

2- Approval of the Agenda

Approval of the Agenda was moved by Michael Shane, seconded by Claude Comtois and unanimously approved.

3- Approval of the minutes of the Board meeting held on December 8th, 2012

Approval of the minutes of the Board meeting held on December 8th, 2012 was moved by Michael Shane, seconded by Normand Cadieux and unanimously approved.

4- Review of audited financial statement for the year 2011/2012

President Mongrain presented the Financial Statements of the Association which contained the Independent Auditor's Report from Mr. Marc Labossière . (It is important to mention that for the first time documents submitted at the meeting were projected on a giant screen). Mr. Mongrain mentioned that, this year again, the report is "unqualified" meaning that there was no negative comment from the auditor. The Financial Statements were tabled as Appendix 1.

President Mongrain also reviewed one major point of our finances: the insurance situation. He mentioned that the insurance premiums are going up and may be negatively influenced by three situations: the garden windows, the circular windows, and the doors in units C-D and DD.

WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION INC.

There are still 15 garden-windows and it is imperative that they be replaced by regular windows protected by hurricane protective shutters. If they were not, not only the insurance premiums of these units would increase but also the premiums of neighbours in the same building and the Association's premiums.

There are also 156 circular windows on which the hurricane protection may have to be replaced in order to be certified and accepted by the insurer. As advised by the Association's insurance broker the Board will wait until March 15th to decide how to act.

As for the doors on C-D and DD units, the fact they open to the inside may very well become a problem that the Board will have to address in the future.

5- Appointment of the auditor for fiscal year 2012/2013

It is proposed by Claude Comtois, seconded by André Mongrain and unanimously approved that Mr. Marc Labossière should be appointed auditor of the Association for the next fiscal year.

6- Owners question period

It was proposed by Stéphane Lamarche, seconded by Normand Cadieux and unanimously approved that the question period be postponed to the end of the Annual meeting to follow the Board's meeting.

7- Adjournment

The adjournment of the meeting was proposed by Stéphane Lamarche seconded by André Pellerin and unanimously approved at 2.05pm.

Stéphane Lamarche

Secretary

January 29th, 2013