

WATERSIDE VILAGE OF PALM BEACH CONDOMINIUM ASSOCIATION INC.

BOARD OF DIRECTORS' MEETING APRIL 3, 2014

The meeting was held on April 3, 2014, at 7:30 p.m. at the Clubhouse.

Present: André Mongrain, President and Treasurer
 Claude Comtois, Vice-President
 Jean-Claude Demers, Secretary
 Normand Cadieux, Director
 Marian Petrescu, Director
 Michael Shane, Director

 Stacey Casey, Property Manager

Absent: Claude Martel

1. Quorum

 The roll call confirmed that six Directors were present and quorum was achieved.

2. Approval of the Agenda

André Mongrain moved to amend the agenda by adding the following:

- approval of the Minutes of the Board meeting held on January, 25 2014 will be added to item 3;
- item 10 will be replaced with: Authority to sign checks on behalf of the Association;
- new item 11 will be added: Owners' Question Period.

3. Approval of the Minutes of the Board's Meetings held on January 25, 2014 and March 15, 2014

Approval of the Minutes of the meetings held on January 25, 2014 and March 15, 2014 was moved by Claude Comtois, seconded by Marian Petrescu and unanimously approved.

4. Publication of the Preliminary Results of the Vote concerning the Purchase of Land on Miner Road

André Mongrain stated that, to date, 358 owners (87.1%) had voted in favor of the proposed purchase and 12 (2.9%) against. Other votes will be received in the coming weeks. He noted that it was remarkable to have received so many votes within such a short period of time. He also thanked all of those who had participated in the process by visiting or telephoning owners to encourage them to vote. The transaction will be completed in the coming weeks, and some landscaping will begin shortly thereafter in order to improve the appearance of the land.

5. Renewal of Insurance Policies

André Mongrain advised that the renewal cost for the Association's insurance policies is expected to be in the range of \$261,000.00. This represents a savings of approximately \$9,000.00 in comparison to the amount initially expected for the renewal. This amount could be used for the marketing campaign that the Board intends to institute. The renewal date for the insurance policies is May 1, 2014.

6. Financial Statement

André Mongrain announced that we presently have the necessary funds to pay cash for the insurance policies for the coming year. In addition, the reserve fund in the budget permits the payment in cash for the land on Miner Road without requiring the transfer of funds allocated for other budgetary items. Furthermore, 17 condominiums were sold during this fiscal year, and the objective of selling 20 units should be achieved. The solidity of our finances impressed new purchasers, and this was apparently an important factor in their decision to purchase at Waterside.

7. Contract Approval

André Mongrain explained the following contracts and moved that the Board approve them. This was seconded by Michael Shane and unanimously approved.

- Central Air Systems – replace condenser for air-conditioner in clubhouse - \$1,650.00
- Central Air Systems- replace air handler in the clubhouse- \$1,750.00
- Central Air Systems- two new pool heaters- \$7,600.00
- Delray Screen – add a Florida room to the office (unit 132) as well as unit 134. \$5,090.00 (To be reimbursed \$2,545 from the owner of unit 134).
- Superior Concrete – rebuild 2 arches and demolish building details on buildings 14 and 15 and repair stucco - \$7,300.

8. Marketing Campaign

André Mongrain explained that a working committee chaired by Michel Dumais had submitted its preliminary recommendations. The Committee recommended, among other things, that we launch a marketing campaign in order to increase awareness of Waterside and its many advantages. A sum of \$9,000.00 would be allocated to the project for this fiscal year. The funds would cover expenses both for the preparation of a brochure describing Waterside for potential purchasers and the costs of renting a booth at the Florida Show to be held at Place Bonaventure this coming September. The content of the Web site will be reviewed and revised in order to show Waterside in a more interesting and attractive manner for potential purchasers.

9. Update on Insurance

- Due to the fact that the hurricane opening protection devices (primarily shutters and doors) were installed a number of years ago, the Association has what the insurance industry calls “Class C Opening Protection.” When the Association purchased its first Citizens’ Wind Policy, “Class C Opening Protection” qualified for Mitigation Credits.
- Over the years, Citizens has been increasing the requirements and no longer allows “Class C Hurricane Shutters” to qualify for Mitigation Credits. In addition Citizens is now asking policy holders to verify that all opening protection devices, including doors, meet the new requirements. Since the current policy has been rolled over each year by Citizens, the Association continues to receive the Mitigation Credits, saving the association approximately \$70,000 per year over what a typical Citizens policy without credits would cost.

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- About two years ago, Citizens started an inspection program to verify the types of shutters found on their larger premium policies. Waterside Village was scheduled for such an inspection. The inspection was cancelled and has not been re-scheduled because the inspection program has stopped. This was very fortunate for Waterside Village, as any such inspection would have resulted in the loss of Mitigation Credits.
- The scheduling of this inspection prompted the Association's Board to hire engineers and inspectors to advise it on alternatives. The inspections resulted in recommendations that the garden window boxes and small circular windows be replaced to qualify under the new building codes. Most of this work has been done.

This year, the Board directed its insurance agents to find additional insurance companies to provide a quote on the property and wind storm insurance policies. The insurance agents have contacted every insurance company which provides these types of policies. However, to date, no company has offered a competitive quote, primarily due to the current \$70,000 Mitigation Credit that continues to benefit Waterside Village.

10. Authority to Sign Checks on behalf of the Association

Daniel Harvey is removed of authority to sign Association checks as he no longer works for Waterside Village. Claude Comtois moved that Stacey Casey be added as an authorized signer of checks on behalf of the Association. Michael Shane, André Mongrain, Claude Martel and Marian Petrescu remain as authorized to sign checks on behalf of the Association. The motion was seconded by Jean-Claude Demers and unanimously adopted.

11. Owners' Question Period

Owners questioned André Mongrain about landscaping projects proposed for this coming summer. He explained that the mulch used to date will be progressively replaced by black soil which is more suitable for the tropical vegetation, particularly palm trees. He indicated that more than 5,000 trees and shrubs were planted during the past seven years and, in the coming months, another 350 will be added. An owner suggested that the Board should consider a "user-payer" method when new initiatives are launched. Mr. Mongrain indicated that the suggestion would be considered.

12. Adjournment

Moved by Claude Comtois, seconded by Normand Cadieux, and unanimously approved, the meeting was adjourned at 9:00 pm.

Jean-Claude Demers
Secretary
4-3-14