

**WATERSIDE VILLAGE OF PALM BEACH  
CONDOMINIUM ASSOCIATION, INC.**

**MINUTES OF THE ANNUAL MEETING  
HELD ON JANUARY 30, 2016 at 2:00 p.m. AT THE CLUBHOUSE**

PRESENT:

André Mongrain – President  
Jean-Claude Demers – Vice-President and Secretary  
Claude Comtois – Treasurer  
Normand Cadieux – Director  
Marian Petrescu – Director  
Michael Shane – Director  
Claude Martel – Director  
Stacey Casey – Property Manager

1. Election of a Chair for the Meeting

The election of André Mongrain as the Chair of the meeting was proposed by Normand Cadieux (Unit 328), seconded by Pierre Dumont (Unit 547) and unanimously approved.

2. Quorum

A quorum was met. An affidavit sworn and filed by Stacey Casey confirmed that a total of 214 members were present at the meeting, thereby exceeding the minimum requirement in Article VII (1)(E) of the Declaration of Condominium for the presence of members having at least 33 $\frac{1}{3}$ % of total votes in the Association.

3. Proof of Notices of the Meeting

Jean-Claude Demers produced affidavits sworn by Stacey Casey confirming that the two notices of the Annual Meeting were mailed, hand delivered or electronically transmitted to owners in accordance with the requirements of Section 718.112 of the Florida Statutes. The affidavits are appended to the Minutes as Appendix 1.

4. Approval of the Agenda

The approval of the Agenda was moved by Hector Coderre (Unit 656), seconded by Alain Leroy-Audy (Unit 674) and unanimously approved.

5. Reading and Approval of the Minutes of the Annual Meeting held on January 24, 2015

The waiver of the reading of the Minutes of the Annual Meeting that was held on January 24, 2015 and the approval of those Minutes was moved by Roland Cyrenne (Unit 430), seconded by Guy Desrocher (Unit 419) and unanimously approved.

6. Reports of Officers and Clubhouse Update

Jean-Claude Demers – Vice-President and Secretary – Sales of Units

Jean-Claude Demers reported that there were a total of 23 units sold in 2015. The breakdown of the sales were as follows:

Unit A – ten (10) units. A one-half (½) interest in a unit sold for \$75,000.00, and the other nine units sold for prices ranging from \$92,000.00 to \$130,000.00.

Unit B – seven (7) units sold for prices ranging from \$118,000.00 to \$146,000.00.

Unit C – six (6) units sold for prices ranging from \$115,000.00 to \$200,000.00.

Unit D – no sales.

Pierre Dumont – Internet Committee

Pierre Dumont indicated that he and Directors Normand Cadieux and Michael Shane are the members of the Committee and have investigated the issue of improving Internet access. He reported that, in November 2015, there were numerous problems with AT&T Internet, including outages and services that were cut even for persons who had paid throughout the year. AT&T was asked to make improvements to the service. AT&T acted on the request by installing new switches and upgrading their installations in the area along Federal Highway. As a result, the service provided to Waterside residents has improved since January 1, 2016.

The Association and owners affected on an individual basis made representations to the FCC (Federal Communications Corporation) during that period and obtained some positive results, including efforts made by AT&T to connect most residents with Internet service and an undertaking to conduct a feasibility study concerning the provision of fiber optic Internet service (Uverse) to the area.

The question of providing access to Uverse was raised with AT&T. As a result, AT&T is presently conducting a feasibility study for the area that includes Waterside Village. One way or the other, all AT&T subscribers in the area will

have Uverse service by 2020. However, we are waiting for the results of the feasibility study and hope to have Uverse before 2020.

Mr. Dumont advised that other options are available for persons not using a significant amount of data, including Virgin and T-Mobile for approximately \$50.00 a month. Satellite Internet with HughesNet (Hughes Network) is also an option and provides continuous service, but is more expensive.

Given the widespread outages that occurred between December 12 and January 5, AT&T will provide a credit to its customers in Waterside Village. In order to obtain the credit, you must call AT&T at 1-888-321-2375, advise that you are a customer residing in Waterside Village and ask for the credit. Alternatively, you can go to the AT&T store in the Renaissance Commons at 1880 N Congress Avenue to request the credit.

Mr. Dumont emphasized at the conclusion of his report that Waterside Village is not responsible for the provision of Internet service to residents. All residents are responsible for obtaining their own Internet service.

#### Michael Shane – Director – All Aboard Florida Railway Project

The project is progressing, and construction of the stations continues. The FEC (Federal East Coast) Railway passenger line was renamed “Brightline”. The construction of the crossing gates, signals and double tracks is in progress. The quiet zone that will be in effect from Miami to West Palm Beach will be implemented when all crossings and signs are upgraded. The work should be completed in the beginning of 2017. As a result, it is presently expected that there will be passenger service from Miami to West Palm Beach at the beginning of 2017 and from Miami to Orlando at the end of 2017. Matters relating to tickets, prices and schedules will be determined closer to the date that service begins.

#### Claude Martel – Director – Report from the Social Activities Committee

There were more than 300 registrations for 22 social activities in the 2014-2015 season, and approximately 90 volunteers assisted. With respect to finances, there was a balance of \$3,669.00 at the end of the 2015 fiscal year, leaving a solid base for 2015-2016. Anyone interested in examining the Minutes of the Annual Meeting of the Social Activities Committee may communicate with Mr. Guy Hamel.

Members of the Committee are as follows: Guy Hamel (President), Gerry Coderre (Vice-President and Secretary), Denis Labonté (Treasurer), Céline Poissant (Director), Bruno Doyon (Director) and Gérald Prémont (Director).

## André Mongrain – Report from the President

André Mongrain thanked all Board members for their work and made special mention of Jean-Claude Demers and Michael Shane for the enormous amount of time that they spent on the project for the revision of the governing documents of Waterside Village. He also thanked Guy Hamel, Denis Labonté and the other members of the Social Activities Committee, noted that the organized activities are the lifeblood of Waterside Village, and emphasized that it was a great year for the participation by residents. With respect to “public works”, he underscored the efforts and hard work of Rosaire Brouillard, Gaby Bélanger, Michel Dyotte, Robert Poirier and André Girard. He thanked Scott Perron for the significant contribution that he continues to make in maintaining the Website of Waterside Village. He also highlighted for special recognition the diligent efforts made by Pierre Dumont and the extensive time spent in dealing with AT&T and the Internet file. Finally, he thanked Stacey Casey, the always pleasant and extraordinarily dedicated manager of Waterside Village and the helpful staff that assist her. He emphasized that he has never seen the office “in such terrific condition”.

In his report, he noted that the work on the Allée de Provence will be completed and repair work will be done on the East well.

He stated that pressure will continue to be applied to AT&T to improve the service provided to the area that includes Waterside Village.

With respect to security of the site, there are presently 17 cameras and two others will be added as soon as old telephone wooden poles are removed. We are exploring the option of hiring a security company to monitor the live camera feeds on a daily basis from 4:00 p.m. to 8:00 a.m. and to contact Lantana Police to report any concerns.

He encouraged residents to participate in activities and to offer their services for different activities.

## Clubhouse Update – Report from the Treasurer Claude Comtois

At the Annual Meeting in 2015, owners asked to have the existing clubhouse renovated or to have a new one built. The Board of Directors undertook to study the issue.

On February 18, 2015, a Committee composed of Claude Comtois, Claude Martel and Marian Petrescu met with Marc Turgeon, Denis Labonté and Guy Hamel concerning a list of necessary items to be included in a new clubhouse. The following matters were raised: a more functional clubhouse; better acoustics; a larger room area to accommodate more people, including 200 people in a dining room format; multi-function rooms to accommodate two or three meetings at a

time; a fitness room and library; and, a kitchen large enough to be used by a caterer.

On October 26, 2015, the Committee met with the architectural firm Paul Slattery and Associates to negotiate a contract. A preliminary study was conducted, four possible sites were identified, and one or two of those were recommended. The four possible sites were as follows: the retention basin (a site that would not include the library and gymnasium); the south Miner park in Waterside; the north Miner land that was acquired two years ago; and the current Clubhouse location. The architect also provided a preliminary estimate of the cost.

The Board of Directors is not yet ready to present a proposal to owners due to time constraints caused by a delay in the completion of the final design, the preparation of the preliminary cost estimate, and the preparation of the financing package. As soon as the project involving the new governing documents is finalized, the Board of Directors will complete the Clubhouse proposal and return to the owners before the end of February 2016 with a presentation concerning all of the details.

He indicated that the Clubhouse project has required a great deal of time and effort, as well as considerable work with the architects who have designed more than 60 clubhouses for condominium associations. Although many rumors are circulating, nothing is finalized yet concerning the design, size or financing. The costs involved are not yet determined, as they may change with the financing. Everyone will have to wait until the end of February, by which time the Board of Directors will have completed the work required.

In conclusion, he reminded everyone not to forget that the clubhouse project was instituted as a result of a request made by owners at the Annual Meeting last year, resulting in an obligation on the Board to respond to those who raised the issue.

7. Election of New Directors (by acclamation)

On January 4, 2016, notice was given that elections would not be held for the three vacancies on the Board of Directors, as only three persons were candidates for the positions. The three candidates were Directors seeking election for a further term of office. The candidates Normand Cadieux, Jean-Claude Demers and Michael Shane were therefore each elected by acclamation as a Director for a further term of two years.

8. Question Period for Owners

Five owners asked questions or made statements concerning Internet. No other subjects were raised.

The first question was asked by Odette Dutil (Unit 336) and related to Internet service. In response, it was repeated that only AT&T service is available in the area. Comcast is not an option, as it would cost in excess of \$500,000.00 to bring it to Waterside Village and condominium fees would have to increase. It was emphasized that owners here have very different needs, as some are residents for 12 months and others for three to six months. As indicated previously, there are other options for owners, including satellite Internet, Verizon and Virgin, and Uverse will be here in three years at the latest.

The second question was asked by Simon Jean (Unit 355) and also related to Internet.

The third question was asked by Réjean Gagnon (Unit 525) and also related to Internet.

The fourth question was asked by Jacques Lacourcière (Unit 710) and also related to Internet. André Mongrain indicated that he had offered to AT&T to bring 300 owners to sign twelve (12) month contracts, but there was no interest. It was repeated that Uverse would be available in the area in three years at the latest and hopefully before that time, depending on the study presently being conducted by AT&T.

The fifth question was asked by Rock Massicotte (Unit 420). He asked what the policy was for the installation of saucers necessary to have satellite Internet. André Mongrain indicated that the installation of one Hughes Network saucer was accommodated and others would be.

#### 9. Adjournment

The adjournment of the meeting was moved by Claude Martel (Unit 531), seconded by Alain Leroy-Audy (Unit 674) and unanimously approved. The meeting was adjourned at 3:00 p.m.

Jean-Claude Demers  
Secretary  
February 8, 2016

**AFFIDAVIT OF MAILING OR HAND DELIVERING**  
**OR ELECTRONIC TRANSMISSION OF NOTICE TO UNIT OWNERS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Stacey Casey, who after being duly sworn, deposes and says that the Second Notice of Annual Meeting of **Waterside Village of Palm Beach Condominium Association, Inc. to be held on January 30, 2016 at the Association Club House**, was mailed or hand delivered or electronically transmitted on January 7, 2016 in accordance with Section 718.112 Florida Statutes to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association.

**WATERSIDE VILLAGE OF PALM BEACH  
CONDOMINIUM ASSOCIATION, INC.**

By: *Stacey Casey*, Manager

The foregoing instrument was acknowledged before me this 7th of January, 2016, by Stacey Casey, as Manager of **Waterside Village of Palm Beach Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation.

Personally Know  OR  
Produced Identification \_\_\_\_\_

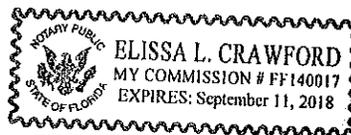
\_\_\_\_\_  
Type of Identification

NOTARY PUBLIC – STATE OF FLORIDA

Sign: *Elissa L Crawford*

Print: Elissa L Crawford

My Commission expires:



**AFFIDAVIT OF MAILING OR HAND DELIVERING**  
**OR ELECTRONIC TRANSMISSION OF NOTICE TO UNIT OWNERS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Stacey Casey, who after being duly sworn, deposes and says that the First Notice of Annual Meeting of **Waterside Village of Palm Beach Condominium Association, Inc. to be held on January 30, 2016 at the Association Club House**, was mailed or hand delivered or electronically transmitted on November 20, 2015 in accordance with Section 718.112 Florida Statutes to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association.

**WATERSIDE VILLAGE OF PALM BEACH  
CONDOMINIUM ASSOCIATION, INC.**

By: 

The foregoing instrument was acknowledged before me this 23rd of November, 2015, by Stacey Casey, as Manager of **Waterside Village of Palm Beach Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation.

Personally Know  OR  
Produced Identification \_\_\_\_\_

\_\_\_\_\_  
Type of Identification

NOTARY PUBLIC – STATE OF FLORIDA

Sign: 

Print: Elissa L. Crawford

My Commission expires:

