

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

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
Held on April 4, 2017 at 7:30 p.m. in the Clubhouse**

PRESENT:

André Mongrain – President
Jean-Claude Demers – Vice-President and Secretary
Claude Comtois – Treasurer
Normand Cadieux – Director (participating by telephone)
Marian Petrescu – Director
Michael Shane – Director
Céline Poissant – Director
Stacey Casey – Property Manager

1. Quorum

A quorum was present, as seven Directors attended the meeting.

2. Approval of the Agenda

The approval of the Agenda was moved by Claude Comtois, seconded by Marian Petrescu and unanimously approved.

3. Approval of the Minutes of the Meeting of the Board of Directors held on January 28, 2017

The approval of the Minutes of the Meeting of the Board of Directors held on January 28, 2017 was moved by Michael Shane, seconded by Céline Poissant and unanimously approved.

4. Adoption of new Rules and Regulations

The President oversaw the preparation of the new Rules and Regulations. He thanked Michael Shane, Jean-Claude Demers and Donna McGillis for the time that they devoted to drafting the new Rules and Regulations and noted that over 300 hours were spent on this project.

Michael Shane explained that the previous version of the Rules and Regulations dated back to 2008 and had to be updated to match the new governing documents that came into force last year. He provided an example by noting the definitions of visitors, guests and tenants in the new Rules and Regulations. In the future, Boards of Directors will be required to review and update the Rules and

Regulations, as required. A compilation of the “most commonly broken” Rules and Regulations will also be prepared and given to tenants and guests. The adoption of the new Rules and Regulations was proposed by Michael Shane, seconded by Céline Poissant and unanimously adopted.

5. Insurance Renewal

Negotiations have started, as they can only be conducted during the 30-day period prior to the renewal date. Our agent is estimating that there will be a premium increase of approximately 3%. The President mentioned a budget overrun of \$5,000.00 for insurance, but believes that the Treasurer will be able to reallocate funds for sewer and water, as well as awnings, as there may be a reduction in those items this year.

6. Contracts Awarded since the Board Meeting on October 29, 2016

The President made indicated the contracts that were awarded since October 31, 2016, and a list is attached to the Minutes as Exhibit “A”.

7. Summer Projects

A list of summer projects undertaken by our staff and outside contractors will be posted on our website and updated periodically during the summer.

8. AT&T Update

The President thanked Claude Comtois and Normand Cadieux for all of the time and effort that they devoted to assisting owners at Waterside with the set-up of their service and all related issues.

Claude Comtois reported that the rush to sign up with AT&T was over and service was already activated in over 300 units. He noted that it was a success story, as owners have indicated their satisfaction with the new service and the reduction of monthly fees.

9. Clubhouse Project Update

The President and Treasurer that the project was unfolding and is proceeding in the estimated timeframe. The Town of Hypoluxo is reviewing our permit package and, if accepted, it will allow the architect to begin preparation of the detailed building plans. Once those steps are completed, we will be able to start the bidding process with contractors. The President indicated that he maintains communication with officials at Desjardins Bank and they have confirmed their continued willingness to support the project.

10. Letter of Gratitude form Rolling Green School

Paul Dubord indicated that he presented the Rollin Green School with a check of \$12,000.00 last week on behalf of the Project Partage/Sharing Project. The total amount of donations given to the school since the beginning of this initiative is \$80,000.00.

11. Additional Information from the President on Various Topics

1. The President mentioned a flooding incident that occurred in unit 176 due to the fact that water was not shut off when the unit was vacant. He reiterated the importance of shutting the main water valve in a unit before leaving for a period of time. He also indicated that all faucets should be turned off and drains should NOT be blocked in models C, D and DD as the water control valve is outside and water is occasionally used by staff and contractors for cleaning buildings and sidewalks.
2. The President emphasized the mandatory obligation placed on owners by section 7.2(c) of the Declaration of Condominium to change water heaters after 10 years. He noted that failure to do so has the consequences set out in section 7.2(c) and could also constitute negligence on the part of the owners. In addition, it could prove to be costly to the Association.
3. The President indicated that Palm Beach County officials might declare mandatory water restrictions soon due to the lack of rain and the coming hot months of summer. All planting programs have been put on hold until further notice. Even though we use a well, water restrictions will apply because of the lowering of the water table. He cautioned that, if restrictions are put in place, we could suffer losses to our plants and grass.
4. The President reported that we currently have 17 sales either completed or in process since the start of the fiscal year on November 1. He indicated that the exchange rate is a handicap, but we may nevertheless have a record number of sales this year, possibly surpassing the high in 2008.
5. The President announced that Elissa Crawford is retiring after almost 13 years of service to Waterside Village. He thanked her for her dedication and the years spent on the Waterside staff. He wished her well, and a large round of applause was given from the floor.

12. Question Period

Roch Massicotte (Unit 420) asked if there was a master plan indicating the location of all AT&T fiber optic cable in the ground. The President took the opportunity to reiterate that no one should dig without express consent from the Association. Before digging, a special company needs to be notified to locate and

mark all utility services. If this is not done and the fiber is cut, the owner will be responsible for the damage and it is very expensive.

Guy Desrochers (Unit 419) noted that Mr. Rivard from Rivard Insurance indicated during a presentation that BBQ's should be stored inside. He asked about storage of moveable items during an owner's absence. The President replied that any item posing a potential risk should be stored away independent of the hurricane season.

Robin Barrack (Unit 227) expressed her dissatisfaction with the process in which AT&T was chosen to offer the high-speed Internet. The President explained that AT&T is a public utility company and regulated by the F.C.C. and as such, they have the obligation to provide service without any investment by Waterside and not requiring guaranteed subscriptions or a bulk agreement. He noted that owners are extremely satisfied with the end result and the flexibility offered by the new system to each and every owner. Ms. Barrack also indicated that the school drum marching band parade that was organized to promote the Sharing Project was too noisy on a Sunday Morning at 10:30 and was not appreciated by her. The President indicated to her that she had the right to express her personal opinion, but noted that the event was very well received by a majority of the community.

Jacques Bernard (Unit 727) asked for an update on the creation of an emergency exit, a subject that was discussed last year. He was told that, if such an exit were to be created on the southwest corner of the property, the City of Boynton would require it to be left open for traffic in both directions. That requirement was unacceptable for Waterside. Mr. Bernard also asked for an update on the train and quiet zone. Michel Shane indicated that the quiet zone should be in place this coming July and the Bright Line service would start on the leg from West Palm to Fort Lauderdale and would eventually be extended to Miami and Orlando. The quiet zone would be applicable to both Bright Line and the freight trains.

Normand Granger (Unit 364) suggested that an emergency evacuation plan should be developed to address the concerns expressed by the previous owner's question. He offered his expertise in that area to assist in the development of such a plan.

13. Adjournment

The adjournment of the meeting was moved by Céline Poissant, seconded by Michael Shane and unanimously approved. The meeting was adjourned at 9:15 p.m.

Jean-Claude Demers
Vice-President and Secretary
April 10, 2017