

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

**MINUTES OF THE SPECIAL MEETING  
Held on January 27, 2018 at 2:00 p.m. in 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  
Céline Poissant – Director  
Stacey Casey – Manager

1. Call to Order

The Vice-President and Secretary called the meeting to order.

2. Certify Quorum

The Treasurer confirmed that 333 persons attended the meeting in person or by proxy.

3. Proof of Notice of the Special Meeting

In an affidavit sworn on January 4, 2018, the Manager certified that the Notice of the Special Meeting was mailed, hand delivered or electronically transmitted to each unit owner at the address last furnished to the Association as indicated in the books of the Association. A copy of the affidavit is attached hereto as Exhibit "A".

4. Vote on Proposed Amendment to the Governing Documents

In preliminary background comments, the Vice-President and Secretary explained the steps that were taken to address concerns arising from investors purchasing units for the purpose of long-term rentals. He indicated that the members of the Board were of the view that this was creating a problem in our community, as the long-term tenants did not share the same values or interests as our members. In order to address the problem, he sent a note to owners on behalf of the Board to invite their comments and suggestions. There were over 100 replies from owners, and all were favorable to a limitation on long-term rentals, except for a few. In a follow-up note to owners dated November 30, 2017, he provided the results of the consultation. He also advised owners of a decision made by the members of

the Board that an amendment to Article 16.8(c) of the *Amended and Restated Declaration* was required in order to address the problem of long-term leases and a vote would be held in the coming weeks. A Town Hall Meeting was held in December in order to provide owners with an opportunity to ask questions and discuss the issue.

The President and the Treasurer read the applicable requirements for the vote, it does need the vote from 662/3% or 275-unit owner and 75% of those need to be in favor of a propose amendment. They confirmed that a total of 333 votes were cast on the proposed amendment to Article 16.8(c) of the *Amended and Restated Declaration of Condominium*, a copy of which is attached hereto as Exhibit "B". The 333 votes cast represented 81.1% of the 411 possible votes of which 323 voted in favor to amend or 97% far exceeding the minimum requirement of 75%. The number of votes cast exceeded the minimum participation required in Article 6.2. The Treasurer also noted that 3% of owners opposed the amendment.

The Vice-President and Secretary confirmed that the Special Meeting was convened and conducted in accordance with all applicable requirements, and the proposed amendment to Article 16.8(c) of the *Amended and Restated Declaration* was adopted as proposed.

#### 5. Question Period for Owners

Michel Frappier (Unit 612) asked whether other amendment options were considered and why there was not a total ban on long-term rentals. The Vice-President replied that a total ban on long-term rentals would have discouraged buyers. In Palm Beach County, most condominium associations have a ban on long-term rentals for a period of two years after a purchase. The Board concluded that such a ban was not suitable for our community, as many purchasers want to rent their units during the high season and use it personally during other months of the year. After considering all options, the Board concluded that the best approach was to prohibit leasing a unit for more than six months and one day per year during the first three years of ownership.

#### 6. Adjournment

The adjournment of the meeting was moved by Jean Rheaume (Unit 162), seconded by Jean Hotte (Unit 708) and unanimously approved. The meeting was adjourned at 1:58 p.m.

Jean-Claude Demers  
Past Vice-President and Secretary  
January 30, 2018

**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 Notice of Special Meeting of **Waterside Village of Palm Beach Condominium Association, Inc. to be held on January 27, 2018 at 2:00 pm at the Association Club House**, was mailed or hand delivered or electronically transmitted on January 4, 2018 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 E. Casey, Manager

The foregoing instrument was acknowledged before me this 4th of January, 2018, 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.

NOTARY PUBLIC – STATE OF FLORIDA

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

Sign: Monique Dell

Print: MONIQUE DELL

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

My Commission expires: 4/4/2021

