

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

**MINUTES OF THE ANNUAL MEETING  
HELD ON JANUARY 27, 2018 at 2:30 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 – Manager

1. Call to Order
2. Election of a Chair for the Meeting

The election of Jean-Claude Demers as the Chair of the meeting was proposed by Claude Comtois, seconded by Céline Poissant and unanimously approved.

3. Quorum

A quorum was met. The registration confirmed that 333 members were present at the meeting, thereby exceeding the minimum requirement in Article 2.3 of the *Amended and Restated By-Laws* for the presence of members having at least 33 $\frac{1}{3}$ % of total votes in the Association.

4. Proof of Notices of the Meeting

The Vice-President and Secretary 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.

5. Approval of the Agenda

The approval of the Agenda was moved by Pierre Payette (Unit 323), seconded by Michel Frappier (Unit 612) and unanimously approved.

6. Reading and Approval of the Minutes of the Annual Meeting held on January 28, 2017

The waiver of the reading of the Minutes of the Annual Meeting that was held on January 28, 2017 and the approval of those Minutes was moved by Guy Desrochers (Unit 419), seconded by Michel Frappier (Unit 612) and unanimously approved.

7. Reports of Officers

Normand Cadieux – Social Committee Report

Normand Cadieux reported that there were over 280 registrations for 22 social and sport activities and thanked the many volunteers. This year, a new sport, pickle ball, was introduced on the tennis court and is very popular. Eleven special events this season include cocktails, Santa Claus visit, Valentine's Day dinner, wine and cheese tastings, rally in the Village, golf tournament and End of Season party. Last year, donations in the amount of \$11,000.00 were made to the Sharing Project. The financial situation of the Committee continues to be in very good shape.

Michael Shane – Brightline Train

Michael Shane indicated that Brightline had completed the improvements to the rails and service began three weeks ago between West Palm Beach and Fort Lauderdale. However, Brightline has not yet completed the supplementary safety requirements for a quiet zone. Those safety requirements should be completed by the end of March, at which time the communities may apply for a quiet zone. The federal government must approve the request that is expected to be made at the end of March.

Céline Poissant – Sales of Units

Céline Poissant reported that, from November 1, 2016 to October 31, 2017, there were a total of 29 units sold. She also noted that, to date in 2018, a total of 14 units were sold.

The breakdown of the sales from November 1, 2016 to October 31, 2017 were as follows:

Unit A – sixteen (16) units sold for prices ranging from \$107,500.00 to \$136,000.00.

Unit B – five (5) units sold for prices ranging from \$115,249.00 to \$140,000.00.

Unit C – four (4) units sold for prices ranging from \$114,000.00 to \$175,000.00.

Unit D – four (4) units sold for prices ranging form \$143,00.00 to \$230,00.00.

#### Claude Comtois – Clubhouse Update

The Treasurer indicated that the vote on the clubhouse project was based on a design of 6,000 square feet, with a cost not to exceed \$1,650,000.00. A detailed plan was to be prepared that took into account suggestions made by owners.

On June 13, 2016, a contract was given to an architectural firm, following which four important steps were taken:

- A topographic survey was done
- In July 2016, a geotechnical survey was conducted and recommendations for a foundation were made in July 2016
- In September 2017, a revision of the 2012 Master Plan for Waterside Village was approved
- A request was made to the South Florida Water District for permission to build over the retention pond, and approval was granted on September 18, 2017

When the design was 35% completed, five contractors were interviewed, and two were selected on the basis of their reputation. Ultimately, bids were requested from other contractors as well. He also noted that the financing with Desjardins was based on the original estimate.

The drawings are now 95% completed, and a value engineering study was done in December 2017.

On January 24, 2018, he and the President met with the contractor and architect to review items and ask that the design be redone. Within three to four weeks, they will be in a position to arrive a decision concerning a “green or right light”. There will be a public meeting held and a discussion will be held as to when the clubhouse will be built, if ever

#### Marian Petrescu – Modification Requests Committee

Marian Petrescu indicated that he and Claude Comtois are the members of this Committee, and its the purpose is to ensure that any modification requests improve the site and do not affect its infrastructure, the privacy of neighbors or the common areas. Between November 2017 and January 2018 the requests that were made primarily involved matters concerning windows, screens and Florida

room replacements. Requests were considered on a case-by-case basis, and most were approved. He noted that during the previous year (2016), there were 20 requests.

Marian Petrescu also gave a report on Hurricane Irma, as he was the only Board member on site when the hurricane hit. There were very strong winds of 70-90 mph, heavy rains and tornado alerts. There were two days and nights with no sleep and three days with no electricity. He emphasized the solidarity of those who remained onsite and noted that Elissa and Charley Crawford (Unit 550) had a picnic for those who had no food. He has discussed with André how to prepare for the next hurricane. More than 21 trees were downed by the winds, with only minor damage to the buildings. He expressed the opinion that, to prepare for the next hurricane season, there should be aggressive trimming of trees, especially those close to buildings, to prevent damage.

#### André Mongrain – Report from the President

The President followed up on the comments made by Marian Petrescu concerning Hurricane Irma. He took the first available flight to Florida in order to supervise and deal with the cleanup and other related matters. He noted that some owners who did not have caretakers had requested members of the office staff to check their condominiums. Those requests were denied.

During and following Hurricane Irma, ten (10) “Irma Reports” were issued and were greatly appreciated by everyone. Owners, visitors and even people in the surrounding area went onto our website for updated information. The President has not prepared his monthly report since that time and hopes to prepare one in the coming month.

There were no security incidents in the past XX months, but residents should always lock their cars.

Spraying for whiteflies will take place over the next few weeks.

We have reduced the height of the hedge on the west boundary of the property by two feet and will probably have to replace both it and the fence. Although the fence belongs to the Quadrille community, it will not share in any replacement costs. Those costs will be very expensive.

We continue to work on the parts of the site that are visible from the streets. When that work is completed, we will deal with requests made by owners.

Given the extensive damage caused by Hurricane Irma, it is presently very difficult to hire general contractors. We are also presently attempting to hire an

employee for the office and one for maintenance, but are having difficulty finding qualified persons.

Sales since November 1, 2017 are excellent and there is a high demand. Fourteen units were sold or are under contract for sale, and there are fewer investors.

The President gave special thanks to Jean-Claude Demers, the Vice-President and Secretary, for his four years of service to the Association and the substantial legal work that was accomplished under his direction and guidance. In highlighting the contribution made by Jean-Claude Demers, he noted matters that included: the complete revision of the outdated governing documents of the Association resulting in the approval by the membership and the registration of the *Amended and Restated Declaration of Condominium* and the *Amended and Restated By-laws*; the organization of votes on the governing documents, the Clubhouse project and other matters; the organization of elections; responsible for dealing with legal matters for the Board; and the preparation of numerous documents sent to owners. He also thanked Donna McGillis for her assistance over the past four years.

#### 8. Election of New Directors by Acclamation

The Vice-President and Secretary read the report dated January 3, 2018 concerning the election by acclamation of Normand Cadieux, Michael Shane and Jacques Lacoursière as Directors, each for a term of two years.

#### 9. Question Period for Owners

Owners raised three subjects.

Jean-Luc Beaudoin (Unit 405) asked when the door to the tennis court would be repaired. The President indicated that it would be repaired soon.

Monique Bineau (Unit 419) stated that there was a stray dog wandering around the site on occasion. The President took notice of her statement.

Maurice Sénécal (Unit 628) asked whether a person who leased a unit for six months and one day could renew the lease. The Vice-President and Secretary replied “No”. The maximum duration of a lease during each of the three years following the acquisition of a unit is six months and one day. As a result, it is forbidden to renew a lease that has exceeds the period of time permitted.

Gérald Séguin (Unit 818) suggested that the hours of the security guard could perhaps be changed. The President explained why the existing hours were the preferable ones. He noted that many visitors arrive during the dinner hours and

the security guard plays an important role during that time, as many visitors require directions and assistance.

Michel Frappier (Unit 612) asked the Treasurer why there was an increase in the price of contractors for the Clubhouse. The Treasurer indicated that the increases are explained, in part, due to damage caused in the region by Hurricane Irma and an increased demand for the services of contractors.

Michel Diotte (Unit 351) noted that many Florida rooms, particularly on the east side of the property, are in very bad condition and this affects the value of the properties in the community. Owners should be required to comply with the requirements of the Building Code concerning Florida rooms.

#### 10. Adjournment

The adjournment of the meeting was moved by Marc Turgeon (Unit 552) and seconded by Hector Coderre (Unit 656).

The meeting was adjourned at 3:30 p.m.

Jean-Claude Demers  
Vice-President and Secretary  
January 27, 2018