



**HIGHLIGHTS OF JANUARY 28, 2006
ANNUAL BOARD OF DIRECTORS MEETING
WATERSIDE VILLAGE**

Quorum was met for the Annual Board Meeting, as every seat was filled, and additional chairs were set up in the overflow room of the clubhouse.

Vice President Gary Mehall's Security report included acquiring four quotes for lighting by the reservoir. Gary urged all owners to exchange their old parking decals that were issued with ink markers for the newer stickers that are made with a more permanent label.

Gary announced that owners who are in possession of more than two gate access cards will need to relinquish the extra cards. Only two access cards are permitted per unit. Owners need to check with the office to provide the numbers on the two cards they will keep, as the extra card will be eliminated from the entry system.

Administration has received payment from three companies or individuals who were responsible for damaging the access gates. The gates had been damaged six times. Obtaining the remaining fees for damaged gates will be pursued by Management.

Gary and Claude Poirier-Defoy will work together to devise a monitoring system, either manually or computerized, to determine how often owners lease or lend their units. The declaration amendment in 1990 clearly states that owners may rent their units no more than 3 times a year, for a minimum of one month per year. It was disclosed that as many as 245 leases were conducted last year, with 153 owners, or 37%, renting out their units at least once. However, a review revealed that at least 22 owners have rented their units as many as up to seven times in one year. The Board intends to stop these abuses.

There were more sales in the last 13 months, and the difference in sale prices from 2004 were announced:

Sales 2005	Sales 2004
14 A units: \$111,000 to \$165,000	\$108,000
8 B units: \$145,000 to \$209,000	\$118,000
12 C units: \$128,000 to \$211,000	\$132,000
2 D units: \$168,000 to \$225,000	\$140,000

Gaby Belanger, Technical Director, gave an extensive report on nearly finished projects such as the repairs to gutters, fascia, downspouts, fences, awnings, divider walls on upper B units, and roof inspections. Projects still scheduled include the east pool deck, the east pool bathrooms, the floor of the clubhouse pool, and landscaping for the mail kiosk area, the tennis court area and around the clubhouse pool. Sewer lines will be inspected for

defects and blockage. Gaby invited volunteers to sign up at the office.

Owners needing to repair or replace Florida room enclosures must get authorization from the Administration. New building code restrictions must be implemented.

Yves Ouellet presented the Financial Report, and said Administration will work closely with our auditor during the transition of bookkeeping responsibilities being managed by the accounting firm, Accountsult LLC.

Marc Rochon, Communications Committee Director, said soon the office staff will be required to take on the responsibility of website communication tools.

As a pilot project the Board took the initiative to place advertisements of the Waterside Village website, in order to reach more people outside the community. It is hoped to gain the attention of the many Baby Boomers who are now seeking seasonal homes in the southeast. Ads in the Globe And Mail in Toronto have already been placed, as have ads in Montreal's La Plesse and in Florida, The Palm Beach Post will have an ad this coming weekend.

Claude Poirier-Defoy, Secretary, reported for the Social Committee, thanking the previous leadership of the many activities at Waterside for many years. Claude said the three main objectives for the Social Committee this year are to ensure all activities give access to all residents, that all are free, and security is provided for all activities.

Planning Director, Claude Comtois, who joined the Board in November 2005, said that research is being conducted to select hardier trees and shrubs that would better withstand strong winds. New trees are planned to be added over a five-year period.

Buildings at Waterside will need to be repainted. A new color scheme needs to be decided upon. The mail kiosk roof needs to have a stronger covering. Better awnings with stronger attachments to walls are needed.

Decisions on types of hurricane shutters are still being determined. Shatter-resistant windows will also be considered.

President Dumont said that since property values have increased, the current insurance coverage needs to be revisited to ensure that insurance meets the higher value, not only of condos, but also of the land itself.

The meeting concluded at 3:35 p.m.

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WWW.WATERSIDEVILLAGE.COM**