



WATERSIDE VILLAGE AUGUST 2005 BOARD MEETING HIGHLIGHTS

The Conference Call Board meeting of August 20, 2005 was held at Waterside Village Clubhouse, with approximately a dozen residents in attendance and all Board members participated, either from Canada or Florida.

Gary Mehall, Vice President explained a **new and improved system** he devised for issuing **parking decals**. Decals are now imprinted with a tape instead of marker ink, which had previously faded, making information illegible; the tape is more reliable. Additionally, Gary reviews all applicants for decals, checks vehicles to ensure they meet the criteria, and issues decals with a turn-around time of 24 hrs. There are plans to revise the **Gate Access Card system** in the office computer in order to make data consistent. To enter data for all four hundred units may require temporary part-time help, which is being considered by Administration.

Gary said Waterside Village is **300% more prepared for emergencies** than before the hurricanes last year. Notifications to residents on hurricane preparation are posted at the mail kiosk, and information is available on the Communication TV channel #70. Several **owners have volunteered** to help during emergencies, and procedures have been coordinated with Maintenance. Gary has been in contact with the Town of Hypoluxo, Florida Power and Light and Boynton Beach Fire Department, which provided information on generator tips. A generator for the office will be made available to prevent interruption of security gate operation. Gary added that Security is very effective, with cameras and the guard.

Director Gaby Belanger reported the ongoing process of **asphalt street seal coating** which is anticipated to be completed 100% by September 2nd.

Doors and lockers in A & B units will be repaired by Elite Restoration. **Three maintenance workers** are employed, with no foreseen necessity for a need to hire additional workers. The remaining **fascia and gutters** in need of repair are scheduled to be completed; painting of stairs and concrete sidewalks are on the list. Guy LaRochelle will work on replacing the **wood divider walls on B units** with a more durable material. A contract for **awning replacement** has been negotiated; frames have been obtained, and installation of the canvas awnings should take up to 5 weeks. The **west pool** needs sandblasting, painting, drain replacement and concrete repair. The east pool repairs can wait another year. Additional **speed bumps** have been added to prevent reckless drivers from speeding. **Hurricane shutters** can be obtained and installed through contractors approved by Administration Office.

Director Marc Rochon gave an update on the **Waterside Village website**.

Marc said that resident volunteer Scott Perron has put in much time and energy in updating watersidevillage.com website. It is now more fluid and attractive. Residents and guests may also view “slide shows” of information on the Communication TV channel #70 as well as on the website. Marc emphasized that owners need to re-direct their questions and comments from the msn groups website to the Waterside Village website if they want their questions answered. The msn website is open to both non-owners and owners at Waterside Village alike, and, presently there is no way to determine which individuals are owners or renters. (Go to www.watersidevillage.com, then “Contact Us” then find addresses for Board Members and/or for the office.) The messages and replies are private, not as postings on a message board.

Director Jacques Lampron reported 28 sales of units had been approved by the end of July 2005. Ten (10) were by investors, and 18 by residents. Seven (7) are American, and 3 Canadian. There has been an increase in Americans owning to rent out their units. Prices have been stable, not rising. Three (3) **Long term rentals** were accepted.

Board Secretary, Claude Poirier-Defoy said a review of the **condo docs** is being conducted with the assistance of our lawyers. A final resolution will be presented at the November Board meeting. Claude reported that there is no monetary litigation against Waterside Village. When the results have been audited, the three month budget will be approved; the **budget** for 2005 to 2006 is tabled for the November meeting of the board of directors.

Director Yves Quellet stated that when year-end results have been approved, owners will be receiving the report.

President Pierre Dumont explained the **Satellite** situation regarding the loss of some French Canadian channels was because presently no U.S. satellite company could supply the specific French channels that were previously available on cable TV. A solution is hoped for by November. **Reimbursement of insurance claims** has begun; the office has been issuing checks to several residents whose claims qualified for reimbursement.

The **next Board meeting** is scheduled for **October 15, 2005** at 10:00 a.m. in the clubhouse.