



HIGHLIGHTS OF DECEMBER 17, 2005 BOARD MEETING

HIGHLIGHTS

Meeting of the Board of Directors of the Waterside Condo Owners Association
December 17, 2005

The minutes of the meetings of the Board for October 31, November 22 and December 3, 2005 were approved.

Each Director in turn reported on his Activities:

Security: Gary Mehall is extending the application of new stickers to all residents of Waterside Village. We have asked for price quotations in order to install appropriate lighting in the reservoir area (along tracks). New signage will be installed at the entrance of our Village. The TV cameras at our front gate are finally working well and allow us to identify those who run the gates and charge them for the damages! Gary told us we had two run ins with the gates this past month. He reminded the attendance to read the bulletin which explains when to call the police and when to call on our security man, André Desjardins.

Maintenance: Gaby Bélanger told us the fascia and gutters damaged by Wilma are being repaired. Guy Larochelle and his team should be done with their work on cutting and trimming trees by December 23rd. The fences broken during the hurricane are being repaired and all should be done before end of current year. Gaby also told the group that all that pertains to landscaping, awnings, new color schemes for our buildings, hurricane shutters, etc is being rolled up into a comprehensive development plan for Waterside Village under the guidance of Claude Comtois who has recently joined our Board. Gaby further reminded us that before repairing a Florida room, an owner must consult the Waterside Village office in order that all repairs be in conformity with the building codes of south Florida. The outdoor swings are being replaced; the tennis court has been fully repaired and is operational; a propane generator will be installed soon in order that we may even be better prepared for the next hurricane season.

Communications: Marc Rochon informed the assembly that our official web site: www.watersidevillage.com is fully interactive and operational. He urged owners and residents to register on this site in order for them to access pertinent information on our community life or again to communicate with one another. A guide on how to register on this web site was distributed after the meeting. As for our community channel 70, it is also fully operational and can even be accessed via our web site for those that are not here in the Village.

Secretary and Cultural activities: Claude Poirier Defoy told us a large number of activities are in full swing: tock, bridge, softball team, a painting workshop, mass, the library which is opened on Monday mornings. Tai Chi and Internet classes are being organized for early January. The pétanque and shuffleboard will resume as soon as those courts have been repaired. Claude went on to present and explain the new regulation pertaining to the usage of the community centre (club house). In essence this center will now be for the sole use of owners and residents. Claude then gave us a succinct yet very good case history as to why the Board had to change the distribution of condo fees amongst the various units. For more detailed information, please visit our web site under the MANAGEMENT tab where we have posted the minutes of the Board meeting of November 22, 2005. Finally Claude gave us a brief overview of the activities on rentals (4 approved and 4 rejected leases) and 31 sales of condos over the last 12 months. In short Waterside Village is at present owned by 200 Americans and 210 Canadians! For more detailed information on this, again please visit our web site under the ABOUT WATERSIDE tab. Claude concluded his presentation by telling us we would be making the final payments to Elite Restoration and this will trigger the release of the last lien on our properties.

Strategic Planning: Claude Comtois confirmed that the work to put together a comprehensive plan for the rejuvenation of the looks of Waterside Village is being done in consultation with architects and landscape designers and other professionals as need arises. We should be seeing some results in late February- early March of 2006.

Finances: Yves Ouellet explained that because of technical difficulties resulting from our changing the fiscal year and an ongoing audit, he will present hard budget figures at our January 2006 meeting only. But, not to fear, we are still solvent!

Our President, Pierre Dumont, then chaired a question period. Following some questions, he did state that once we have a plan to provide Waterside Village with a much needed face-lift it does not mean the plan will be implemented immediately. This may take years and all will hinge on our ability to pay. Our President went on to explain that the cutting and pruning of trees had been done with the blessing and full cooperation of the City of Hypoluxo and in consultation with various experts including resources from Florida Sate University. He also insisted that owners must hire professionals to have certain electrical and plumbing work done to their condos. A letter from the Town of Hypoluxo explaining these rules is attached.

For more detailed information see the documents posted on the billboard close to our Village post-office or visit our web site: www.watersidevillage.com



TOWN OF HYPOLUXO
"Home of the Barefoot Mailman"
7580 South Federal Highway
Hypoluxo, Florida 33462-6034

December 15, 2005

Dear Hypoluxo Property Owner,

We take this opportunity to remind all citizens of the Town of Hypoluxo of the law requiring building permits.

Generally, building permits are not required for work such as painting, wallpapering, cabinet replacement, replacement of lighting fixtures, switches, outlets, sinks, faucets, carpet, tile, bath fans and like items.

Adding or moving plumbing fixtures requires a permit. Adding or moving electrical outlets, lighting fixtures, and ceiling fans requires permits.

Replacement of water heaters, air conditioning units and/or air handlers requires a permit.

All work done on multi-family or rental units must be done by licensed contractors registered with the town.

If in doubt please call Ken Badke at 1.239.777.7882.

Thank you for allowing us to be of service to you.

Cordially,

Ken Badke

Ken Badke, Building Official
Professional Building Inspections of Southwest Florida, Inc.

Pierre Dumont, President

Directors: Gaby Belanger, Claude Comtois, Gary Mehall, Yves Ouellet, Claude Poirier Defoy, Marc Rochon.