



**HIGHLIGHTS – JANUARY 27, 2007
ANNUAL GENERAL ASSEMBLY (AGM)
BOARD MEETING
WATERSIDE VILLAGE**

**HIGHLIGHTS OF THE ANNUAL GENERAL ASSEMBLY ELECTIONS BOARD MEETING
JANUARY 27, 2007**

A total of 238 voters voted in the election. The winners of this election were, in alphabetical order: Claude Comtois, Andre Mongrain, Marc Rochon and Robert Van.

The President's Report:

President Poirier-Defoy told the assembly that he would not read the annual report as all had received same in the general mailing. He said there had been 6 board meetings and one special meeting in the past year.

The President summarized the many accomplishments by the Association, as well as ongoing projects and plans. These include:

PAINTING: To date, 27 residential buildings have been painted, for a total of 162 units at a cost of \$479.90 per unit. We also painted the clubhouse, pool house, 5 gazebos, 6 glider swings, the bleachers and benches at the tennis, shuffleboard and east courts and the walkways by the tennis, clubhouse and postal kiosk, which are all included in this per unit cost.

AWNINGS: Sixteen awnings were replaced in June of 2006, twenty-two are in process, and 15 small domes will also be replaced. The delay in having the awning projects completed was due to permits not being granted by the Town of Hypoluxo Building Dept.

SHUTTERS: Four buildings are left to be shuttered.

GARDEN WINDOWS: More owners have requested to have their garden windows modified. The cost of permits by the Town of Hypoluxo has recently more than doubled. This increase affects the cost to have garden windows modified by Fred Black, contractor for window replacement.

LANDSCAPING: In October of 2006, three bids were solicited and South Ocean Enterprises was granted the contract for \$130,800. The contract was to cover lawns, trimming, fertilization, general tree trimming and irrigation.

IRRIGATION: The sprinkler system has had numerous infrastructure problems due to

an aging system. Stephanny's Irrigation has been contracted to repair and restructure the sprinkler system to maximum efficiency.

POOLS: Two more heaters had to be installed at \$3,200.00 each. The old heaters were installed in 2001/2002, and it was established that most commercial heaters have a life span of only two years. A new vacuum was purchased, and a leak detection company was hired to repair a pool leak.

TREE TRIMMING: In June of 2006, Zimmerman Tree Service was contracted for \$3,900 to trim the large "at risk" trees, to minimize the risk of any further wind damage.

DIVIDING WALLS: Fifteen B units have needed divider walls replaced. Some were installed, but the delay has been caused by the inability to acquire permits for the structure.

PERMITS: A new building code had been implemented throughout the State of Florida in January 2006. It is imperative that all contractors be licensed, insured, and obtain permits that will require inspections by the Town of Hypoluxo upon completion. The Town of Hypoluxo's inspector must exercise vigilance; else he and any property manager or Association risks severe penalties for failure to comply with Town, County and/or State code requirements.

COMMUNICATION: The Association offers several methods of communication to owners. These include the Waterside Village website; www.watersidevillage.com, emails to and from the office at watersidevillage@bellsouth.net, hard-copy bulletins posted on the property, the free Wi-Fi Internet connection at the clubhouse pool, channel 70 on residents' televisions, and a newsletter published approximately every other month. The website message board is averaging over 1500 hits per month and has over 280 members. The free Wi-Fi has proven itself not only to be a useful resource, but also as an attractive selling point for the community. Together, the success of these communication tools represents this board's continued commitment to improving the quality of life and culture in Waterside.

ACTIVITIES: The various activities offered to the community are posted on the website and channel 70. Appreciation goes to the twenty-two organizers and volunteers, with special thanks to Jean Pierre Nadeau.

INSURANCE: Owners can obtain forms from the office which are then sent to the Town of Hypoluxo for final sign-off by the building inspector for an insurance discount for shutters.

ACCOUNTING FIRM: Waterside has contracted Steve Barry of Barry & Company as the new accounting firm. Barry & Co. is a local firm with outstanding credentials. Issues related to Electronic Funds Transfer (EFT) have been resolved. Owners can pick up the EFT forms in the office or they can be mailed. Once the annual audit is complete, the

financial statement will be prepared, and is tabled to the March 2007 meeting.

SPECIAL \$600 ASSESSMENT: In January 2007, as many as 360 owners paid the assessment. With full payment, the Association can replenish the Reserve and reduce interest expenses.

After four hours, the election results were presented to the assembly, and the list of board members is posted on the website and on channel 70.