



BOARD OF DIRECTORS MEETING HIGHLIGHTS

March 31, 2007 11:00 a.m.
Clubhouse

All Board members and the Property Manager were present, and the quorum was met.

Approximately 75 residents attended.

The Agenda was approved, and the minutes of meetings on January 27, 2007 and February 1, 2007 were approved.

PRESIDENT'S REPORT:

President Claude Poirier Defoy gave his report, starting with the present situation with the security gates.

SECURITY GATES: The Board determined this past summer that something would have to be done about the gates as some parts were failing. We got 3 bids; CSI Palm Beach (Carpenter Security Integrators) was one of them. In November 2006, as part of the six-hundred-dollar assessment, the gates were included. We had hoped to do the work after April, but 2 trucks and a police car had crashed into the gates in February, and broke them, making it necessary to move up the time table.

The original mechanism had been constructed by one person using a home-made design, which was not UL approved, was done without a permit, and was not the industry standard. Consequently only that person was able to repair what had been designed. From 2004 to November 1st 2006 the cost of installation, maintenance and repaired was \$81,000.00 including \$60,000.00 paid to the individual. The maintenance contract for \$750.00 a month was cancelled in October 2006.

CSI told us they could not maintain the old system because of the way it was built and the components that were used. They would not be liable and warned us that if anyone was ever hurt by the gates we would have no defense. CSI will finish the work, including a sensor on the arm to prevent people getting hurt, without extra cost to the Association. The speed at which these gates move *is* the industry standard for safety reasons. These new gate operators will not require the level of maintenance of the previous system.

ACCESS CARD COMPUTER SYSTEM: The problems with access card entries to the gate operation should soon be fixed. The system has been sharing a phone line with our fax machine and the card reader was not properly connected to the key pad. A new dedicated phone line will be added by Bellsouth and the system will be operational.

INSURANCE: The cost of wind insurance increased, from \$190,000 per year in 2006 to a premium of \$322,000 this year. The Association's total insurance cost this year is

\$425,000, and our budget is \$300,000. But since Waterside Village is west of Federal Highway, we pay less than the waterfront properties. Most condominiums are special assessing for the insurance increases. We will have to make a decision on special assessment or not after the production of our mitigation report to Citizens.

INSURANCE MITIGATION: We will be producing a set of documents for each of our 75 buildings attesting to the roof and shutter installation. This will result in a decrease of our premium to be determined by Citizens.

HYPOLUXO TOWN HALL:

The Mayor of the Town of Hypoluxo called a meeting to which he invited key people such as managers, board presidents of Hypoluxo condominium Association. This was not an open meeting.

The Town of Hypoluxo provided us with an information sheet listing guidelines describing when a permit application is required as well as when permits are not necessary. Owners may obtain a copy of the guidelines from the Office. The Mayor apologized for the automated phone calls made to some owners of Waterside Village concerning the necessity to boiled water while this notice was not applicable to Waterside Village.

TRAINS: Several owners have asked if our location could be designated as a “Quiet Zone,” to reduce the noise from trains and the gate bells. The government denied this request, citing the risk to citizens is too great.

MANAGER’S REPORT:

RODENT CONTROL (Rat Patrol!) Ms. Bampton reported that when the school Rolling Green began clearing the land for the new school, and land south of Waterside Village was being cleared, the neighboring communities Quadrille, The Crossings, and Lake Shore Homes, were experiencing rodent infestation as much as has Waterside Village. (Mariner’s Cay, on the intracoastal side, has been over-run with raccoons!)

But the management of those communities only offered setting outside traps and perimeter baiting. None of those associations provided entering the condos to set, bait and retrieve traps. Waterside Village has made this a number one priority above all other work orders since before Christmas. Maintenance workers have gone to the units as soon as rats were reported.

WATER RESTRICTIONS: The President had explained in his report that the present drought is the worst in a very long time, affecting the entire state of Florida. Communities which draw water from lakes, private wells or from cities must all adhere to the water restriction rules. The Property Manager presented additional details regarding the water restrictions. Ms. Bampton explained that the second priority on work orders has been sprinkler issues. With the water restrictions in place this week, it has necessitated the property’s sprinkler timers to be changed. Presently sprinklers may be used from 1:00 a.m. to 8:00 a.m. three times a week for one-half of the community, and 3 times a week for the other half. Hand-held hoses may be used from 5:00 to 7:00 p.m., with no

watering at all on Fridays. Ms. Bampton contacted South Florida Water Management District and applied for a variance. The application for a variance is for more hours extending the hours from 8:00 p.m. to 8:00 a.m. This has passed the first phase of approval. The Association is waiting for the final approval.

SUMMER PROJECT – SECURITY KEYS: Presently the pedestrian/pool gate keys that are available to owners are virtually available to anyone who wants to get a key duplicated at any hardware store. By switching to Medico™ security keys, which cannot be reproduced except through locksmiths licensed to produce them, security measures would be greatly improved. The keys will be numbered. The office will publish information regarding the new keys.

TREASURER’S REPORT:

Andre Mongrain distributed an informative sheet detailing several points of the progress he has initiated in determining solutions to the financial reports. (*Owners may request a copy of his report.*) After exhaustive hours of work on this project, Mr. Mongrain explained that by using a short form procedure, a full audit of the balance sheet (bank reconciliation, accounts receivable, fixed assets, reserve accounts, payable and prepare, and partial audit of the Profit and Loss) he said hopefully a financial statement could be prepared 30 days after a quarter’s end and 60 days after year end, before the annual meeting.

Mr. Mongrain has met with our accountant, Barry & Company, and is impressed with their system being a “tight ship” in contrast to the problems Accountsult perpetuated.

Mr. Mongrain proposed that for any future assessments owners no longer be permitted to make monthly payments; owners who cannot pay in full any assessment must borrow money from other sources rather than the Association taking payment arrangements.

COLLECTIONS: Starting in April 2007, owners who are three months late will have their accounts turned over to Legal. We currently have about 12 owners with our attorneys for collection. The Board and owners together applauded Mr. Mongrain’s extensive research and dedication to organizing the financial progress.

OTHER AGENDA ITEMS: Postal Station, Florida Rooms, Screening of Tenants and Rules and Regulations. President Claude Poirier Defoy continued with the items on the Agenda.

POSTAL STATION: The Association retained an architect to provide designs for a new, more secure and attractive postal station. Suggestions included adding shrubbery and benches as a pleasant gathering place for residents. The budget of 20 to 25 thousand dollars would afford a modest design, and options are being reviewed.

FLORIDA ROOMS: The condition of many existing Florida rooms requires attention as to repairs, replacement, and meeting building code standards. Three contractors have been contacted and have provided bids.

SCREENING OF TENANTS: Beginning May 1, 2007, all tenants, residents and owners will be subject to background screening. Tenants who have been here for the last 12 months can be grandfathered. This process is in the condominium documents.

RULES AND REGULATIONS: Director Marc Rochon has drafted a revision of the current Rules and Regulations, and each Board member has received a copy for review. The draft will be sent to the lawyers to be examined for compliance with Florida Condominium Law, local ordinances, and our documents. The final document will be tabled in the fall for presentation to the owners and comments before being approved by the board. As the Property Manager pointed out, some of the rules were in place before certain technology was established. Example: the rule against barbecue grills on patios did not include modern electric grills like George Foreman grills, which are now allowed. She checked with the Fire Marshall and he approves these small electric grills for patio and balcony use. The adjusted rules are intended to be applicable to twenty-first century living.

SOCIAL ACTIVITIES: President Poirier-Defoy expressed special thanks to all those volunteers who organized the social activities this winter especially Jean Pierre Nadeau, André Marcoux and Pierre Dumont.

The meeting concluded at 12:45 p.m. A question and answer period followed.

An owner asked if there is a program for maintenance to check units for possible problems when the seasonal residents leave their units empty. President Claude Poirier Defoy reminded owners that the same policy stands that when seasonal residents are away from their northern homes; they must hire or appoint individuals to check their empty homes up north.

At 1:15 p.m. the meeting adjourned. President Claude Poirier Defoy wished all who are returning north a safe journey and a good summer.