



BULLETIN

March 3, 2005 BOARD MEETING HIGHLIGHTS

With standing room only, the March 2005 Board meeting commenced later than usual due to religious services being held in the clubhouse beforehand. The quorum was met with all Board members present. The President informed the assembly that henceforth all meetings of the Board will be conducted in English. This will facilitate the work of the Board. The question period was held in English and French. Owners were privileged to observe, without interruption by questions, a meeting normally conducted by Board members only. Points made by board members and committee directors were concise, evident of good planning, diligent research and positive projection goals.

While the minutes of the meeting will be available to residents for more detailed information, several newsworthy items are being highlighted here.

- Lease agreements for owners renting out their units will be reviewed and revised.
- Late charges will be determined and levied against owners delinquent with assessment fees.
- The Board seeks to establish increased communication with the Mayor of Hypoluxo to discuss a 3 to 5-year vision of Waterside Village in the community of Hypoluxo.
- Reconstruction of hurricane-damaged condos is progressing; roofs, gutters and mold inspections are all advancing to completion, with reimbursement to owners anticipated by September of 2005.
- Sprinkler system is being upgraded; the repair of 1700 feet of fences will begin the second week of March to be completed within 3 weeks.
- Volunteers are needed for off-season to help with technical/electrical situations that may arise.
- Priorities for maintenance schedules will be outlined, with the focus on community needs.
- A comprehensive emergency plan will be implemented to better equip management and residents in the event of hurricanes, fire, tornadoes or other natural disasters.
- Two types of hurricane shutters (panels, accordion) are being considered for approval.
- The following issues are expected to be addressed in a timely manner: fences, gates, security cameras, trash compactor, procedures for the manager defined, and strict enforcement of Rules and Regulations as listed in Condo Docs. (Owners are urged to read their Condo Docs. Matters such as illegal vehicles, parking stickers, access cards, satellite dishes, and keys to all units will be more closely monitored. Legal advice is being sought as to how violations will be managed.)
- Crime Prevention will be more vigilant, with residents being informed promptly of incidents. More lighting with greater wattage will be added to dark areas on the property. A request to update tennis court lighting is being studied by the Board.

March 3, 2005 BOARD MEETING HIGHLIGHTS continued

- Waterside Village has two websites: <http://groups.msn.com/WatersideVillageFlorida>, and www.watersidevillage.com which will be devoted to operational and administrative issues of our community as well as information reflecting the concerns of our community.
- Waterside Village will have two bilingual publications. A newsletter, *JOURNAL*, along with *BULLETINS*. These publications will contain information provided by board members, committee directors, management and volunteer reporters. The Journal will be available four times a year on the website, via email, and hard copies. Whereas Bulletins will be issued as need requires.
- There are few if any rules regarding the use of the clubhouse. The Board will establish clearer guidelines for the uses of the clubhouse and other common facilities.

It was discovered that in communities of 400 or more units in South East Florida, over 50% of these communities are managed by either independent companies or licensed managers.

- During the question and answer period, one resident asked if funds are adequate to meet the expenses of all issues. Residents were assured that the financial position is secure.

Please refer to the upcoming minutes of the meeting for a schedule of future Board meetings and Annual Assembly. Please note that all future Board meetings will be open to all owners.

PLEASE VISIT OUR NEW WEBSITE

www.watersidevillage.com

Prepared by:

Waterside Village Communications Committee
Monday, March 7, 2005