



Village News

A Publication of Waterside Village

November, 2006

Answering Your Questions

Here are some answers to questions most recently received by the office, on the website, and at the board meeting:

Payment Coupons?

You should receive your coupon booklets for both the 2007 regular maintenance fee and the shutter special assessment (if applicable) by December 15th.

Budget Decision Making Process?

Because the budget decision making process requires so much time invested to intimately understand the inner workings of all aspects of the community, your board members are charged with the sole responsibility of creating a budget that both satisfies the desire and will of the owners, and responsibly meets the fiscal needs of the community. Your board members must follow this procedure by order of the condo docs Article IX, "Assessments and Manner of Collection". The board listens throughout the year to the wants and needs of owners, and annually combines this knowledge with the many aspects of the community's fiscal needs to create the budget.

Decline in Maintenance?

Some owners have expressed concerns about a possible recent decline in sprinkler maintenance,

small item repairs, trash pickup, project prioritization, etc. Management and board members agree, but have been unable to report until now that changes are being made to the maintenance staff to address this issue.

Security Guard Cost Savings?

In fiscal year 2004, thousands of dollars were paid out of Waterside's budget to repair damages to the gate, fencing, bathrooms, pools and other items; caused by owners, renters, visitors and commercial vehicles.

Then, in 2005, a guard was hired and the vandalism declined along with the theft of bicycles and auto break-ins. An unprecedented, several thousand dollars has been recovered directly from the owners, renters, visitors and commercial vehicles that have damaged the gate and fencing; due to the direct assistance of the guard, security cameras and system.

The guard also has a working relationship with the Lantana Police. The guard has provided the critical assistance that has led to the uncovering of renters and guests with criminal records and activity, which then allowed appropriate actions to be taken by the office when required.

This success is a direct result of the guard's daily activities which include; logging incoming guests

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Board of Directors

- Claude Poirier Defoy
- Gaby Bélanger
- Gary J. Mehall
- Claude Comtois
- Pierre Dumont
- Scott D. Perron
- Marc Rochon

and visitors, monitoring the security cameras on the guard house TV, and patrolling the community for unregistered or unauthorized vehicles.

Banned Users on Website?

Recently, two individuals had to be banned from the website message board for posting messages that either slander or promote hatred toward another group or nationality. This is a

violation of the agreement they accepted upon registration. Each was given the opportunity to request reinstatement and one has chosen to post messages using their true name. The other has attempted to re-register multiple times using secret names, and has been reported as posting similar messages on the MSN groups message board, while again operating under secret names. The names of these individuals will not be disclosed here, to protect their privacy.

Polling on Message Board?

The polling section of the website is currently somewhat limited in that; there is not yet a way to limit the polling to owners only, and to prevent duplicate voting per unit; so we have not been using it. This may be fixed in the future (though the fix is very labor intensive), or the polls may be limited to less important, or fun polls. In the meantime, the messages you have been posting have provided a great source of information.

Highlights of Nov 18th 2006 Board of Directors Meeting

Here are the highlights of the board meeting held 11/18/2006:

The directors at the assembly included the President, Claude Poirier-Defoy, Vice Presidents Gary Mehall and Gaby Belanger, Director Pierre Dumont, and Property Manager Pamela Bampton. Two of the Board members, Claude Comtois and Marc Rochon participated via teleconference call, and one, Scott Perron was unable to attend this meeting.

With quorum being met, the agenda was approved and minutes of the

September 9, 2006 Board meeting were approved.

President's Report

President, Claude Poirier-Defoy presented his report:

OVERVIEW - "This is the fourth meeting of the Board since our special AGM meeting in April. I believe this meeting will mark the end of a cycle which started 3 years ago with hurricanes Jeanne, Frances and Wilma. All in all, we suffered damages of almost \$7,000,000.00. New roofing and gutters on all buildings, major damages in 1/3 of the units. Almost 100 trees had to be cut or trimmed, 40 awnings were torn down, postal station heavily damaged, same with the tennis court and on and on; and of course a special assessment which just terminated this month."

"Then we had the resignation of some directors, revised allocation of common costs, and a change of fiscal year to accommodate the change of venue. In April of this year, a special meeting of owners led to overwhelming support in favor of the installation of shutters. But this was another million dollar project, leading to a special assessment of \$90.00 per month for 3 years for 124 owners, since the balance of the membership already paid in advance."

"Of course, new management in the office, new maintenance staff, a major increase in insurance premium and we have not yet seen the end of premium increase. These are all items which have had a major effect on our operations"

"This is only the second time that the budget meeting is being held in Florida. Both times, two weeks after the end of the fiscal year, to

permit as many people as possible to attend the meeting. Hopefully this is the last time we proceed this way and that we may get back to having our budget meeting before the end of the fiscal year. But to do that, we will have to stop 'borrowing to pay the grocery bill' as the cost of interest expense has been placing a heavy burden on our budget."

ACCOUNTSULT - "A word on Accountsult: This is a decision that was made to increase efficiency. It was a disaster and I want to apologize on behalf of the Board for the problems that were created for many owners. At the beginning of the process, we had our share of responsibility because the information we transmitted to Accountsult was not always accurate. However, since April, we have been doing damage control and we are trying to clean up the mess before the end of the year. We are looking at other options at this moment and we should be in a position to provide you with more information in the next two weeks. One thing is sure; the situation will need to improve."

PAINTING - "A word on painting: We have a reserve fund of \$89,000.00 for painting and the expenses for painting will not come out of the operating fund. Six months ago we started a process to paint a number of buildings. Our first quotation by an outside contractor was \$14,000.00 per building. We consulted with a numbers of experts, like Benjamin Moore and Sherwin Williams, and we took pictures of all new condos along the Waterfront. Finally, we consulted an architect who recommended four pastel colors in view of the beauty of our landscaping. Our actual cost per building was reduced to \$2,500.00 (including paint) by simplifying the color scheme, supplying the paint ourselves and using in-house painters for some aspects of the painting job."

Manager's Report

Property Manager, Pamela Bampton reported that the community has acquired a larger pressure cleaner to clean the horizontal surfaces. To date, the gazebos have been cleaned and painted, bleachers at the tennis court, the benches and swings throughout the property.

Owners were asked not to leave large cast-off items (such as old water heaters) by the dumpster but to have them taken away by new service installers or taken to the Lantana dump. Ms. Bampton recommended owners consider the tankless water heaters, which are no bigger than a phone book and save space and energy costs.

Persons who trim their own shrubbery are asked to bag the clippings for landscaping crewmen to carry away, rather than leaving loose piles of clippings outside where the wind scatters them.

The sprinkler system is being overhauled and owners were asked not to disturb or remove small flags that are signals for areas which need to be adjusted or repaired.

The east pool's heater has failed and is being replaced.

Projects scheduled include lamp posts, 13 dividing walls between the B units and 16 awnings are on order.

Presentation of Budget for 2006-2007

The budget for 2006-2007 was discussed and adopted. Mr. Poirier-Defoy explained which expense increases lead to the need to increase the monthly maintenance fee, the largest being insurance, and reported that for the first time, as

many as forty accounts totaling \$68,000 are in arrears and twenty-six are already filed with lawyers.

Resolution for \$600 Special Assessment, November 2006

- Whereas the 2005-2006 preliminary financial statements are showing a deficit due to increased insurance premium; payroll; interest cost, items not budgeted and not anticipated.
- Whereas due to the consequence of the deficit it is urgent and necessary to replenish the operational funds to complete works such as: the postal station roof, the shuffle board roof, the purchase of 16 awnings, the resurfacing of the main pool and spa, the gate security system, the east pool heater, and to reduce progressively our dependency on the loan for payment of the insurance premium, and the refurbishing of the trees and shrubs where needed.
- Therefore it is resolved to levy a special assessment of \$600 per unit payable on January 1st 2007, delivered at the front office of Waterside Village Association, 132 Waterside Drive, Hypoluxo, Florida 33462 (in accordance with section XII E and K of the Declaration of Condominium of Waterside Village of Palm Beach).

There will not be a late charge on this \$600 special assessment until after January 22, 2007.

Shutter Project

- Total Budget, \$1,050,000
- 285 owners have paid in advance totaling well over \$700,000.
- 2 owners already had shutters or impact glass.

- 124 owners will pay the \$90 special assessment starting January 1st.

We are well within budget at this time and the project should be completed by February 15th.

A question and answer period followed the meeting (some of these questions are addressed on page 1 of this Village News issue).

Minutes from the September 2006 meeting will soon be posted on the website.