



Village News

A Publication of Waterside Village

July 2007



IMPORTANT **Rental Procedure for Owners**

REMINDER – It is very important that as we approach the rental season, all owners who intend to rent their units are aware of the proper procedures.

Included below is a list of steps that when followed, will help to simplify the process:

- 1) Submit your paperwork and screening fees to the office, at least 30 days in advance.
- 2) Receive an answer, generally within 10 business days.
- 3) Upon approval, provide your gate cards and condo keys to your renter (these are not provided by the office).
- 4) Upon renter's arrival, gate cards will be activated and parking decal will be issued for \$100 per car, limit 2 cars per unit.

QUESTIONS? – Included below are some answers to the most commonly asked questions about renting a unit:

Q: “Why does my renter need to be screened?”

A: All persons seeking to reside in Waterside must be screened, even short term renters and even if an owner tells us their renter is a “good person” or “family”. Title VIII of






the Civil Rights Act of 1968 (Fair Housing Act), as amended, “prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status or handicap”. Some owners have inquired, but unfortunately the random screening that is performed at the U.S. border does not qualify as an exemption from the Fair Housing Act.

Q: “How much is the screening fee and am I required to pay if my renter was already screened?”

A: This fee has been in place for many years and the cost is \$125 per adult person (except for married couples who pay \$125 for both). This year, the only exclusions that can be grandfathered are those returning renters who can be verified as residing in Waterside after May 1, 2006. Going forward, the office will be keeping files on all rentals and records of how many times a unit is rented or lent each year. Once a person has been screened, they do not have to be screened next year.

Q: “Why must the paperwork be submitted 30 days in advance?”

A: Our staff promises to provide you an answer as soon as possible (generally within 10 business days) however, one of the screening companies has been known to take up to 3 weeks to respond; and too

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often owners make mistakes or forget information when completing the paperwork which can double the time it takes for processing. This 30 day requirement is also for your protection; you do not want your tenant to arrive only to discover they are not allowed to stay.

Q: “Why does my renter need a parking sticker?”

A: Parking stickers are a vital part of maintaining security in our community, and all vehicles must be registered. This tracking system has proven itself to be instrumental in tracing and preventing crime.

Q: “How can I simplify and speed up the process, and where do I find the paperwork?”

A: For your convenience, most forms are now available on our website, watersidevillage.com under the “Management” tab. Simply print and fax your completed forms to our office. However, remember that the screening process can not begin until your screening fee is received. Also, make sure that all information is provided on the forms (name, address, social security, date of birth, etc.) or this will slow the process.

New Landscaper

In June, we received a letter from our previous landscaper stating that the company was downsizing and needed to end its contract. This was acceptable with management since the company had been falling behind in its responsibility to remove weeds, etc.



Three competitive bids were solicited and reviewed, and a new landscaper, Kerry Landscaping was chosen.

Kerry Landscaping began July 1st and the community is looking much improved. Water restrictions are still in place; however, rainfall in June and early July had assisted in improving “greenery” in Waterside up until this week.

Tree Trimming

In recent weeks our maintenance crew has been trimming coconuts and the branches of mango trees bearing fruit.



This will minimize the danger of dropping fruit which can cause injury, damage cars and make slippery sidewalks. The rotting fruit also smells bad and attracts vermin.

Our crew has also trimmed back trees that were too close to buildings and could cause damage in a hurricane.

Hurricane Shutters

Our maintenance staff inspected all accordion shutters and found only 22 (of the thousand++) that were not locked, and were able to resolve 19 of them themselves.



The final 3 accordion “fixes”, as well as the final few remaining garden window covers, are promised by ShutterMasters to be installed by July 21st, completing the project.

Stairway Painting – Model A&B Buildings

Weather permitting; our maintenance crew will be pressure washing and painting stairways on model A & B buildings, as well as painting adjacent walkways and patios that were previously painted.

Termite Elimination / Tenting

On July 10, Above and Beyond P.E.S.T. Control began the process of fumigating Building 33. The building was infested with drywood termites, according to Brian, the fumigation supervisor for Above and Beyond. He said the best way to eliminate this type of termite is to tent the building and fill the tent with Vikane gas.



Drywood termites swarm from building to building and do not live in the ground like other types of termites. Instead they nest in the wood and get their moisture from the building. This is why fumigation is the preferred method for eliminating this type of pest.

Vikane gas, otherwise known as sulfuryl fluoride, is a highly poisonous gas developed by Dow Chemical in the 1950s. It gradually seeps into the structure to kill the termites. Brian declined to say how much gas was used, but did say it was less than fifty

pounds. The gas was in the building for about twenty-two hours. All people left the building overnight and all food was removed from the building. There is no antidote for Vikane, according to Brian. Florida courts have classified fumigating with Vikane an "ultrahazardous activity."

Once the gas is exposed to oxygen it becomes inert. The building has to be aired out for a minimum of six hours before people can enter. It is checked with a meter by the exterminator before the building can be reoccupied.

It may take several days for all the termites to die. Since the gas has no residual killing effect the termites can return at any time.

The cost of the extermination was about \$2,500 and Waterside does not have any other buildings with swarming termites.

Website Enhancements

Several new enhancements have been added to watersidevillage.com in recent weeks.



These enhancements are intended to help increase the conveniences and quality of life in our community, and are highlighted below:

1) Hurricane / Emergency Info.: For those owners who would like to know which Publix stores or gas stations have generators, this

information is now available on our website under the "Resources" tab. Please take a moment to print these lists and keep them handy in case of an emergency.

2) Forms & Paperwork (for rentals, purchases, etc.) are now available, under the "Management" tab (as mentioned earlier in this issue).

3) Owners Only Area: Since its inception, owners have requested an "owners only" area of the website. Many owners have also requested that complaints be segregated into this private area, out of sight from the general public and away from the condos that are listed for sale or rent. This enhancement has been more complex, but is now in place. As a result, owner complaints are no longer visible to prospective buyers or renters. To accomplish this, an "Owners Group" was created on the message board and its' members have been given exclusive access to certain forums (such as General Discussion, Feedback, Suggestion Box, etc.). A "Renters Group" was also created and these members have been given access to the Activities forum. If you are registered on the message board under your own name, you will be automatically added to the proper group. If you registered under a fictitious name and would like to be included in a group, simply email your request to the office and include your name, username and condo number.

Office Updates – Manager's Report

New Employee - A new employee has been hired in the office. Her name is Karen Burgess and she is a great addition to our team.

Procedures – The office staff now puts everything in writing; notes on

phone calls, conversations, etc. so everything is explained in the file and no matter who works on it next, they will have the full picture. The staff backs up conversations with letters and follows up on invoices and correspondence.

Financial/Bookkeeping - Our office staff has made a special emphasis in recent weeks on collecting accounts that have fallen in arrears; these are accounts that were previously unclear during the transition between bookkeeping providers. The success of this work is helping to improve our financial picture, as many thousands of dollars have been recovered, and more are still in process.

Our manager reports that the staff has been reconciling unit owner accounts back to Nov. 1, 2004 and making sure Barry & Company gets the correct opening balances for Jan 1, 2007. They report that this has been a very time consuming task but that the results are well worth it. They are getting close to the end of their list and within 2 months will have it completed; and that this does not prevent us from receiving our current year financial statements. They are also monitoring the current fiscal year so nothing gets out of hand again. The accountants will begin turning over all accounts that are 3 months or more past due to our attorneys for collection.

Financial statements have also now been provided by Barry & Company for the current fiscal year. Barry & Co. has a complete and organized system, and it is a welcome improvement.

Next Board Meeting

The next board meeting is scheduled for Saturday, July 28, 2007 at 11:00 AM in the Clubhouse.