



Village News

A Publication of Waterside Village

May 2008

Appointment of a New Manager

Mr. Daniel Harvey has been appointed manager of Waterside Village.



Daniel was the Manager just prior to Hurricane Frances and was faced with a situation that was new for Waterside. Daniel will have full responsibility in accordance with the terms of his contract. We are pleased to have him back at Waterside. Daniel's expertise in site management will be a great help for all of us. Right after leaving Waterside more than 2 years ago he was Manager of a community of 216 condominiums. Mrs. Colombo, who was acting as consultant in our research, verified that he was performing extremely well.

Daniel comes to Waterside with a clean house in terms of procedures and a well-trained staff, so he will be in a position to concentrate on planning for the future. He is assured of the Board's support, and we are certain that he will contribute positively to the future of Waterside.

New Office Personnel







We are pleased to welcome to Waterside Ms. Stacey Casey who is handling the purchase transaction process between sellers and buyers and Title companies that are involved in the sale of a unit. She will also be involved with the renters' approval and control process, the accounts receivable and also the relationship with the outside accountant for deposits and payments. Stacey will work closely with the Manager on specific projects like the maintenance of the Waterside Website.

In addition Elissa Crawford has agreed to a reduction in her working days on a weekly basis to Monday, Tuesday, Wednesdays, and she will handle most of the communication with owners and act as office assistant to the Manager.

Resignation of a Board Member

We are sorry to announce that Mr. Bob Van, our Treasurer has resigned from the Board of Directors. Bob was duly elected to the Board in January of 2006 and was one of the pillars in sorting out the accounting mess of 2006 and was greatly instrumental in fixing the internal process since the last election.

We do want to thank Bob for his contribution to our community; he was committed to excellence and

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Staff
<ul style="list-style-type: none"> • Daniel Harvey • Elissa Crawford • Stacey Casey • Larry E. Scrase • Toby Smith  watersidevillage@bellsouth.net
Board of Directors
<ul style="list-style-type: none"> • Andre C. Mongrain • Gaby Bélanger • André Bergeron • Claude Comtois • Roch Massicotte • Marc Rochon  watersideboard@bellsouth.net

perfection in tasks that were not easy.

Screening Process

At the Board meeting of April 14, 2008, it was unanimously approved that the screening process Mr. Mongrain tabled needs to be followed in all cases. Among the comments extracted from legal correspondence

received on the subject was the following:

- *“The Board should UNIFORMLY review all applicants using the same procedures, considerations and treatment to avoid claims of discrimination. What is fair for one applicant is fair for all, if the procedure is carried out in exactly the same manner each time.”*
- *“I understand that part of your concern is the fact that some Canadian tenants and American tenants are not being screened in the same manner, partially because of the difficulty in obtaining Canadian background information. National origin is a protected class even if the applicant’s nation of origin is the United States. Therefore whatever criteria are established MUST be applied consistently.”*
- *“The same screening procedures must be applied to all applicants.” (When we have a period of lease interruption it constitutes a new applicant.)*
- *“Remember, the applicant wants to move into your home, and screening is a form of security for everyone. The Board of Directors has a fiduciary responsibility to protect both the members and the Association property.”*

Mr. Mongrain also contacted the same Florida State official that issued the ruling on parking and on the amount the association can charge for screening. The State Representative came up with the same comments. After this review the need for screening should be clear to everyone.

Parking Decals

Two new parking decals were introduced in early April 2008. Unit

owners will have a permanent decal as long as they do not change vehicles or license plate. Owners will not need to come to the office on a yearly basis for a dated decal as before. If an owner does change cars without changing the plate, you may send an email to the office, and staff will modify the record. (Permanent decals are not permitted for rental cars, and Tenants always need to register vehicles at the office for appropriate decals.

We have made major headway lately in controlling the access to Waterside and we do require the cooperation of each owner to make sure that the rules and regulations are followed by owners, guests and tenants. During the month of April we verified all cars coming in. This produced over 140 cars that were not in conformity with the rules and regulations. So far over 115 owners have come to the office to correct their situation. We are still left with a group of owners/renters who are not in conformity and we will continue to pursue them one by one over the summer months. Next fall the control at the entry gate will be modified and improved.

Again we need the cooperation of each owner/renter, and we thank those who abide by the rules.

Closing of Shutters

At the end of April there were still several snowbirds on site, but we have seen a lot of units where the shutters are not closed. If you have made arrangements with someone to close your shutters make sure that you confirm that this was done. If you were not the last occupant of your unit, we suggest that you contact your last occupant to verify if they have closed the shutters.

If your shutters are not closed please make arrangements with someone to close them. The maintenance personnel do not perform that function. If you require Waterside personnel as a last resort for closing, a charge of \$35.00 will apply. We would prefer not to be involved with this process as the workload of our personnel is high during the summer with various projects going on.

Please remember the efficiency of the shutters is only good if all of the shutters in a particular building are closed. One left open weakens the entire building.

Summer Projects

A series of projects planned for the summer months includes:

Cleaning sidewalks -- we are near completion, but are left with the leveling and repairs of some sections that we hope will be completed in time for the next season. We are currently trying to find the proper contractor to do this task.

Postal station -- at the last Board meeting it was approved that a permanent roof structure was the best solution for Waterside. We have received a bid from one contractor and we are currently working with a potential second bidder. After the selection of the contractor we will initiate the process of the necessary permit. We hope to complete the work for about \$25,000.00.

Awnings -- a series of awnings will be refurbished during the summer months. A test was conducted in April with a supplier and we hope he will continue to perform to our standard. The buildings that are the subject of such have been selected. Total cost should be \$6,000.00

Tree trimming -- In April we have trimmed all the trees along the central driveway and also the ones between the railroad tracks and the retention pond. In May we will be trimming down the larger trees and the palm trees, in order to reduce their vulnerability to hurricane wind force. During the summer a series of trees will be trimmed, relocated or cut to the proper size. We are also preparing a recommendation for what kinds of trees and flowers we should favor at Waterside, considering the more difficult situation created by the limited availability of sprinkler time and lack of rain.

Building painting -- During the summer five buildings are scheduled to be painted.

Extra water well -- We are still looking into the possibility of adding a third well to support our sprinkler system. The estimated cost for this is \$15,000.00 and is required due to the water restrictions that occur from time to time. Since April 18, our sprinklers system is allowed to operate twice a week.

Asphalt -- Repair and blackening will be done to some sections of our main driving area.

WiFi -- During the summer months tests will continue on the Wi-Fi extended area service. The expansion of the WI-FI reach would cover all sites. If this is achievable it would reduce substantially the cost not only for our permanent residents but also for our snowbirds and visitors; there would be no need to have access via a DSL line, and may also create an opportunity to reduce telephone long distance costs.

Caulking -- The caulking of about 50% of the shutters will also be done during the summer.

Lighting -- We will also improve the lighting in some areas of our community.

Buildings -- We will put more dirt around our buildings and extend the gutters in order to ensure that we do not damage the structure of the buildings.

As you can see there is a lot going on. Thanks to the volunteers and our staff that are involved with these projects.

Your Email Address

We are currently updating all of our email addresses. If you have not already sent yours to Waterside office, please do so, as this will reduce Waterside costs and allow owners to receive information in a timely fashion. Send it to watersidevillage@bellsouth.net. Be sure to include your unit number.

Waterside Website

Please visit our Website for the latest updates and more detailed information on:

Financial Statements - Owners can now find the latest financial statements as well as Board meeting minutes and more located under the "Management" tab.

Forms & Applications - Also under the Management tab, owners, renters and buyers can now find a series of new forms that are required to be completed on a sale transaction or a lending/renting of a unit. Please do not use copies of older forms.

Rules & Regulations -- A completely updated set of Rules & Regulations (which includes the screening process) can now be found on the website under the "About Waterside" tab.

For Sale/Rent - A continually updating list of units and other items posted for sale/rent or wanted can be found on the website "Message Board" (under the "Communications" tab).

Bulletins/Notices -- Remember that important bulletins are also posted regularly by management on the website "Message Board", to help keep owners informed.

The website address is www.watersidevillage.com.

Financial Information

We have renewed our contract with our accountant company, Barry & Co. for another year and all of our insurances coverage's for the coming twelve months. In April we have substantially reduced our past due accounts from owners and this is an ongoing task. Please see our website for more information on the financial situation.

Bank Accounts

The number of bank accounts has been reduced and there are two more to close down and one to become a money market account. At the end of the process approximately 50% of the existing accounts will have been closed.

Units Sold

Since January 1st 2008, 21 units have changed ownership. There were 5 "A" units, 4 "B" units, 9 "C" units and 3 "D" units sold. Prices vary since some of those transactions were between partners that wanted to sell shares, so prices range from \$105,000 to \$250,000. There are still ongoing

transactions and a lot of interest is shown toward Waterside Village. We do need the support of all owners to publicize our nice community. A new owner brings new opportunities for contacts.

Office Procedure

A complete revision of the office process was done and fully documented. The office was cleaned and organized, and documents in storage were indexed and placed in appropriate containers.

Occupancy by Different People than the Owner

The Board of Directors has noticed deterioration in the control on the frequency and duration of unit occupancy. We wish to refer you to the Condo Act and the Rules and Regulations.

The Condo Act under an amendment dated October 8, 1992 states the following in original Article XVIII (B) of the Declaration of Condominium amended to read as follows:

“B. A unit shall not be leased or rented without prior written approval of the Association, which approval shall not be unreasonably withheld. The Board of Directors shall have the right to require that a substantially uniform form of a lease be used. No lease may be made for less than a thirty-one day consecutive period without prior written approval of the Association. No transient accommodations shall be provided and there shall be no more than three (3) leases made in any one calendar year.”

Under the new Rules and Regulations article 4.3 states:

“Notwithstanding the foregoing, a Unit Owner may, from time to time, permit Guests to occupy his Unit, for periods no longer than 30 days, in his absence and WITHOUT CONSIDERATION without such occupancy being deemed to be a lease agreement subject to the requirement of approval by the Association”.

We also suggest that you should fully explain to your tenants the rules and regulations at Waterside, such as articles 10, 11,12,13,14 and 15.

The Declaration of Condominium and the Rules and Regulations will be fully applied without exception. The gate entrance process will be modified to ensure control. Waterside is not a resort community and not respecting the above-mentioned documents is not an option. Please govern yourself accordingly.

ADDITIONAL OCCUPANTS –
Please remember that anytime an owner wishes to include a roommate or “significant other,” or year-round relative, that person must first submit to a background screening prior to moving in. Cost of screening is \$100.

Activation of Gate Cards

It is no longer necessary for an owner to call the office to activate or de-activate a gate card. Your gate cards will remain open year-round. This is a great advantage to owners as well as a time-saver for our staff. You may call the office to confirm that your card is activated, as some owners may have previously de-activated their cards.

Reminder – Hurricane Season Begins June 1st



Pre-Storm Preparation

In the event that a storm warning is issued, here are some helpful safety reminders:

- Close and lock your hurricane shutters
- Loose items such as those listed below must be secured in an indoor location:
 - Lawn/patio furniture
 - Umbrellas
 - Door mats
 - Potted plants / flower pots
 - Garden hoses
 - Bicycles
 - Benches
 - Fountains / decorations
 - other misc. items
- Relocate propane gas tanks to fenced-in area next to dumpster.
- Avoid parking too close to any trees that may be vulnerable.

Emergency Numbers

Emergency 911
FPL (Outage) (800) 468-8243
Waterside (561) 582-6765

Happy Summer!

The Administration wishes you all a healthy, happy summer and we look forward to seeing our snowbirds return next season.