



Village News

A Publication of Waterside Village

October 2008

The Current Newsletter

Your Board has prepared this issue even though it has been only one month since the last publication of the newsletter. The last issue was well-received by owners with very positive comments. (We are sure that everyone is concerned about the hurricane season, but so far we did not sustain any damage other than the TV antenna's internal circuitry that needed to be replaced.) There are a lot of activities going on at Waterside, so this issue will provide much information.

The main topics this month address water leak prevention and water and sewage costs, along with a series of shorter topics.

Ask the President

Since the reopening of this section on Waterside's website in July 2008, owners have reviewed questions and answers provided by the Board over 1,300 times. This is a very strong sign that our owners are interested in what's going on at Waterside. It requires a lot of time from your Board, but we are pleased with the interest shown, and it ensures greater transparency of the affairs of Waterside.

This allows direct questions to the President, and as long as the questions are signed, the President will provide an answer to the specific request. (If you have not

yet registered on our official website, please go to watersidevillage.com and click on "Communications" tab, and then choose "Message Board." Click on "Register" –top right of screen – then follows the instructions. Once registered, contact the office to be added to the owners group, then you will see the "Ask the President" link on the Message Board.)

This private section of Waterside's website was introduced for owners only as a respectful way for an exchange with your Board. By using such an approach, owners have access to a straight answer from their Board and not from the rumor mill.



2008/2009 Operating and Reserve Budget

Yes, it is another budgetary year.

Our fiscal year runs from November 1st to October 31st of the following calendar year. The material that covers both the operating budget (maintenance fee) and the portion for the reserve was sent to all owners during the week of September 15, 2008.

The Board approved the budget on October 27, 2008 with minor modifications as to the allocation of the budget by the different components. All questions received from owners were answered if they used the "Ask the President" section

Office
Waterside Village 132 Waterside Drive Hypoluxo, FL 33462 Office Hours 8-12, M-F
Telephone: (561) 582-6765
Fax: (561) 582-5368
Web: watersidevillage.com
Staff
<ul style="list-style-type: none"> • Daniel Harvey • Elissa Crawford • Stacey Casey • Larry E. Scrase • Joshua Bivens 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

of Waterside website or by personal emails to acmongrain@yahoo.com.

Owners' Email Addresses

If you do not receive the various Association communications via a personal email, this simply means that we do not have your email address on record. Please rest assured that your email address is confidential and every

emailing is on a one-to-one basis, so other owners do not get access to your email address. Please contact the office to let them know your email address.

Florida Rooms

Many owners replaced their Florida rooms with the new standard. This contributes to Waterside's value in general. We encourage all remaining owners of models C, D, DD and some B units to commit to improving their living space, taking pride in your unit and surrounding area. Showing the site to potential buyers and real estate agents working mainly in Waterside's market, it is a great selling tool, not only for the units under consideration, but also to attract buyers to Waterside.



Units Sold in 2008 – to Date

From January through August we doubled the number of units sold in 2007, and by year-end we will exceed the total of 2006. Contrary to most of the negative reports about real estate, Waterside is performing extremely well. Waterside only has less than 2% that are in foreclosure, and 3 out of 7 of those are paying their dues, which indicates the high quality of our ownership and respect for other owners. This is good news, when compared to other Associations. Some are faced with 10, 20, or over 30% of their units in foreclosure, making for an unfavorable position for anyone considering buying a unit in those associations. Also, prices are holding fairly well, and the number of real estate agents involved in Waterside is growing, which is good for the future of Waterside.



Required Permits from the Town of Hypoluxo

Waterside does abide by Town and State rules, even if from time to time it is hard to understand the reasons behind them. The Town officials are thankful to the Association, and we have an excellent relationship with the Town's official in charge of permits and inspections. The following is a reproduction of a letter received from the Town of Hypoluxo:

“The 2004 Florida Building Code Sec. 105.1 states that permits are required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or causes any such work to be done, shall first make application to the building official and obtain the required permit.”

“All work done on multi-family or rental units must be done by licensed contractors registered with the Town.”

“Adding or moving plumbing fixtures requires a permit. Adding or moving electrical outlets, lighting fixtures, and ceiling fans requires permits.”

“Generally, building permits are not required for work such as painting, wallpapering, cabinet replacement, replacement of lighting fixtures, switches, sinks, faucets, carpet, tile, bath fans and like items.”

If you plan some work and you start without a permit when one is required, the fines are substantial and you must stop the work. Then you are at the mercy of the inspector and will simply delay your project.

Replacing a water heater needs a permit. All old water heaters that plug in are now replaced with a required electrical box. Changing windows and changing doors requires not only a permit but is subject to an inspection. For doors and windows, we recommend you contact Daniel Harvey beforehand.

It may take a minimum of three weeks to get a permit, so plan that time in your work schedule

Electric Meter Rooms

The Fire Marshall has visited Waterside more than once, and has notified the office to have all items except sidelight shutter panels removed from all meter rooms. Please abide by the directive or you will be subject to a fine from the Town. We have the impression that the Fire Marshall will be here more often in the future to verify those meter rooms, as the situation in some of them was not really appropriate. Our staff will from time to time verify the contents.

Ongoing Projects



So many things are going on at the same time at Waterside. For those who are not on the property to appreciate the improvements, we have included some pictures, with more on the official website.

1) Sidewalk Repair

A long overdue project was to raise uneven sidewalks that constituted a

safety hazard. This was taken care of by our maintenance staff.

Then, we experienced a delay in completing replacing sidewalk sections due to the permit and inspection procedure.



Even after a permit has been obtained, the Town still needs to inspect the forms before pouring. By the end of October the project should be completed to our satisfaction.

2) Painting Program

A contract has been awarded to Coast to Coast General Contractors. They started the work on Wednesday, September 17, 2008. We called that Phase 1 in the 2007/2008 budget, and that has been completed.



We were so satisfied with this contractor that we now have signed a contract for Phase 2 painting that will be part of the 2008/2009 budget for an amount of \$33,000.00. This will cover buildings 11, 12 and 20 with the same workmanship and quality paint from Benjamin Moore that was done for buildings 39, 40,

41, 42, 43, 44 and 45. As in Phase 1, they will also do the caulking at the top of the shutters and around the windows at no additional cost. The warranty provided by both the contractor and Benjamin Moore is valid for a seven-year period.

Buildings 10, 21 and 22 will be done under the 2009/2010 budget. We have interchanged the buildings to be painted since the paint on buildings 11, 12 and 20 was more deteriorated than on buildings 10, 21 and 22. During 2011/2012 the common area buildings will be painted. At that point a new schedule will be initiated to ensure we maintain an 8 to 9-year program to paint all of our buildings.

We invite owners of recently-painted buildings to verify the top quality of the current project. (Notice the way the trim and door painting was done.) We expect to be below budget for the 2007/2008 phase, and if we are when the final figures are accounted, we will try to re-do the trim and doors of previously painted buildings.

3) Asphalt Refresher

We have received some bids for the initiation of this project, but your Board has decided to postpone this project for the time being. We will keep you updated on this subject.

4) Postal Kiosk

Finally, this project is progressing with all of the foundation, the pillars and the roof support structure. It is a large structure, and the last estimate on this project was for a total cost of \$37,750.00; we should end up at about \$38,750.00 due to permit and inspection requirements that, on a couple of occasions, forced the Association to modify the architect's drawings and

engineering specifications. Work should be completed by mid-November. So far, other than the construction inconvenience, the postal carrier still delivers mail the normal way. We hope to be able to maintain full carrier service until the postal authorities replace the postal boxes.



Our great thanks to Mr. Gaby Belanger for his hard work on this project. We

had to do to multiple drawing modifications due to inspection restrictions, but Gaby has maintained the relationship with the contractor and resolved issues as they came up.

5) Electrical Work

Nearly completed, our security gate will be able to operate even if there is a power outage, since the electrical feed will come from our automatic generator. Here again, we experienced some delay due to the requirement of a permit, as none was requested when the generator was installed a couple of years ago.

6) Pools and Spa Heat Pumps

Your Board has reviewed the proposals and bids on conversion from propane gas to an electrical heat pump, and a contract was signed. Estimated cost is \$28,200.00 and includes substantial electrical improvement to our current set up with upgraded safety code. Work should start during the first week of November and should be completed before the end of the month. At that time, the in-ground propane gas tank that was rented will be removed.

7) Awnings

Management has made a commitment to change 5 large awnings as part of the 2008/2009 budget. Some small domes and repairs of other awnings will be part of the program, which will be spread out over the next 3 years. When completed, over 20 large awnings will have been replaced.



Water and Sewage Cost Increase

The City of Boynton made an announcement in mid-September that they will

increase their cost by 10%. (On top of the leak detection program that is mentioned in this newsletter under the heading of Water Leaks and Prevention.) This news came in just as we were completing the mailing of the 2008-2009 budget. This is a substantial increase in cost to Waterside, meaning about \$15,000.00 a year more, or --- close to \$2.43 per month per owner. Total cost is now \$165,000.000. Your Board needed to go back to the drawing board in order to reduce the impact of such an increase.

Owners and other occupants need to be aware that we pay for our water per gallon. We will provide owners whose units are occupied at times during the year with posting material to advise the various occupants of this situation. Cooperation to reduce consumption is necessary from every single owner or occupant. In addition we have conducted an analysis of consumption by each building or group of buildings, and results will be published in the next newsletter.

Simple common sense things, like not letting the water run during teeth brushing, for two people can save over 5,000 gallons of water in a given year. Flushing the toilet just for a Kleenex is very costly. Using a dishwasher that isn't completely full of dishes wastes water, as does using a half-full washing machine with maximum water. A toilet that runs continuously must be fixed as soon as possible. All those situations which we are sure you can think about will save water, which is not easily available in Florida, since we are very often faced with restrictions.

The average consumption for a B-type building is over 40,000 gallons a month when fully occupied. In some occasions, it runs up to over

100,000 gallons in a month. Your Board will distribute a note about water conservation to all people coming to the office for registration.

Interrelation with Suppliers

Owners, please be advised that some of our suppliers have complained about the intervention made by some of our owners. All of our suppliers need to report to a single line of authority and this is the Manager of Waterside. The Manager may from time to time delegate his authority to an owner or a group of owners, if he judges something to be appropriate. The suppliers have been notified of this situation.



Water Leaks and Prevention

This article will try to give our owners some tips on how to prevent water leaks. It can be used as a checklist for items to verify on a yearly basis. Each owner should probably retain the article, and leave it handy for anyone else who opens the unit. It is an extract from a State Farm Insurance publication. Remember that water leaks can cause mold, which can trigger health problems and costly repairs.

The first thing that all owners or other occupants should know is where in the unit the water shut-off valve is located in case of emergency. The functionality of this valve should be tested from time to time. In the event of an emergency in a vacant unit, our maintenance staff knows where all the main shut-off valves are located. Please ask the Manager and they will be pleased to show you the location of those main valves.

The monthly cost of water usage paid for by Waterside's Association ranges from \$10,000.00 a month to nearly

\$15,000 a month during the peak season. This is a cost issue we all need to be concerned with. Before the end of October the maintenance staff will conduct a leak detection check. Cooperation from all owners will be requested as all unit shut-off valves that are connected to a main valve will need to be turned off in order to determine if there is still water consumption being recorded on the meter. This exercise will take about an hour per main valve.

Because water leaks occur mostly in the kitchen, bathroom and laundry area, start your inspection there.

✦ **Dishwasher:** Check under the sink to see if the hose connection to the water supply line is secure and isn't leaking. Check around the base of the dishwasher for evidence of leaks. Please never leave your washer operating when you are asleep or out of the house.

✦ **Refrigerator:** If your refrigerator has an icemaker, check the hose connection to make sure it is securely attached to the water supply line. A wet spot near the refrigerator may be melted ice cubes or it may be a crimped icemaker line about to burst. Sinks: Re-caulk around sinks and pay attention to slow-draining pipes. This may indicate a partially blocked drain. Check the pipes under the sink for signs of water leaks. Check pull-out spray nozzles or side-sprayers, which are a frequent leak source, especially when not used for long periods.

✦ **Showers and Bathtubs:** Discoloration or soft areas around floors and walls near showers or bathtubs may be your first indication there is a leak. Check for cracks or mold in the caulking at the joints where the wall meets the floor or the bathtub, or where two walls

join. If either is found, clean and remove loose material and apply a new sealant. If the shower walls or floor is tiled, a leak may develop if there are cracks or missing areas of grout.

✦ **Toilets:** Placing inappropriate objects or too much toilet paper in the bowl can accidentally clog toilets, especially the low-flow toilets now required under the new code for newly-built homes. Hanging bowl deodorants are frequently the culprits. They can lodge deep in the plumbing system and block the line. In addition, some chlorine tablet cleaners may corrode some of the internal components, eventually causing a leak. Check the toilet flapper chain or other lifting device inside the tank to assure that it is operating properly. Also, inspect the flapper itself to assure that it is free from minerals. Does the floor around the toilet feel damp or spongy? You could have a bad seal between the toilet and the drain line.

✦ **Washing Machines:** Inspect washing machine hoses regularly for wetness around hose ends and signs of bulging, cracking or fraying. Replace hoses every three to five years as part of a unit's regular maintenance. Many manufacturers suggest shutting off the water to the washing machine if you leave your unit for more than one day.

✦ **Water Heaters:** Wet spots on the floor or a rusted tank may signal a problem. Our water heaters are installed in finished spaces, and the hot water heater should be placed inside a drain pan with the drain pan properly piped. Most water heaters last 10 to 15 years, and sometimes less in Florida due to the water and also the long period that it is not heating. (Anyone with an original

water heater at Waterside should have replaced theirs by now.) A sign that your water heater needs replacing is a slow drip underneath, usually showing up as pool of rusty water. This means that the tank has rusted through and can't be fixed. If this condition exists, replace the water heater right away. You have to remember that for the replacement of a water heater you do need a permit and the installation needs to be performed with the help of at least an electrician, as the plug-in type is not allowed anymore under the new code. It needs to be wired to a box-type.

✦ **Air Conditioners:** At the start of the cooling season or when snowbirds return to Florida, make sure that you inspect and clean the air conditioning condensation drain pan line to keep it free of obstructions.



Powers of the Board in Case of Emergencies

This is a reproduction of an article produced by attorneys Becker & Poliakoff in the Palm Beach Post on September 10, 2008. We decided to publish it for the benefit of all of our owners in hope that your Board will never have to apply this new law.

Just to help our owners, the Florida Condominium Act, Section 718.1265 entitled "Association Emergency Powers," permits a condominium association board of directors, unless prohibited by the condominium documents, to take the following actions in response to damage caused by an event for which the Governor has declared a state of emergency:

Meeting Notices: The new law permits the conduct of board and membership meeting without following the customary notice requirement of the Condominium Act.

A notice may be given “as is practicable”.

Cancelling Meetings: Meetings can be cancelled and reschedule any meeting previously scheduled.
Special assistant officers: The association may name assistant officers who are not directors, who shall have the same authority as the association’s executive officers, as may be helpful during a state of emergency to accommodate the incapability or unavailability of any association officer.

Office Location: The association may relocate its principal office or designate an alternative principal office.

Government Cleanup: The association is authorized to enter into agreements with local counties and municipalities to assist counties and municipalities with debris removal.

Disaster Plan: The association is empowered to implement a disaster plan before or immediately following the event for which a state of emergency is declared.

Declare Condominium Property Off-Limits: Based upon the advice of emergency management officials or a licensed professional (such as an engineer), the board may determine any portion of the condominium property unavailable for entry or occupancy by unit owners or other persons.

Evacuation: The new law permits the association to require the evacuation of the condominium property in the event of a mandatory evacuation order in the locality in which the condominium is located. If any unit owner or other occupant fails or refuses to evacuate the condominium property when the

board has so ordered, the association is immune from liability arising from injuries to such persons.

Reopening Condominium Property: The board of directors, based upon advice of emergency management officials or a licensed professional, may determine when the condominium can be safely inhabited.

Mitigation of Damage: In one of the more significant clauses of the new law, the association is empowered to mitigate further damage, including contracting for the removal of debris and the prevention of mitigation of spread of mold.

Dry-Out: The new law empowers the association to contract, on behalf of any unit owners, for services necessary to prevent further damage. Such services include the drying of the units, the boarding of window or doors and the replacement of damaged air conditioning systems. Unit owners are responsible for reimbursing the association.

Special Assessments: The board is empowered to levy special assessments in response to catastrophes, without regard to any provision in the condominium documents which may require unit owner approval of special assessment.