



Village News

A Publication of Waterside Village

November 2008

The Current Newsletter

One more issue of the Waterside Newsletter in order to inform our owners and other occupants of the various completed activities, the ongoing one, and also the future projects that will see their realization at Waterside during the next month. This issue will also make reference to various subjects like owners needing to be involved with the affairs of the Association, a short explanation on the minutes of the Board meeting, and the availability of those minutes, with a series of other subjects.

New Addition to Our Maintenance Personnel

We are pleased to report that a more mature employee has joined our Village staff to help with the execution of the different ongoing tasks. His name is Jeffrey Phillips, and we must say that we are quite pleased to have him on board.

Rules and Regulations Update

Over the next two months revision will be made to our rules and regulations that will cover areas like: maintenance of Florida room, the garden window and the protective cover, the shutters when they should be closed and when they should be open, the application of decorative items on common area walls, sidewalk painting, balcony umbrella and other items that require Director approval before work can be done by an owner.

Please make sure to always contact the office before initiating any work on the outside of your unit, Waterside is a condominium community and this does impose restriction.

Screening

For the owner that from time to time may have different occupants in their unit, please make sure to use the current application form and send it to the office at least one month before the new occupant arrives at Waterside.

Everyone is screened; there can be no exception and we will continue to ensure that the policy is followed.

Ask the President

This section of our web site is reserved for our owners, and they are invited to post suggestions or voice their concerns if done in a respectful way. Owners will receive a reply if they sign their name. So far over 2,200 times owners have viewed the questions and applicable answers.

Simply go to watersidevillage.com, click on the "Communication" tab and then choose "Message Board".

If you have not yet registered on the message board, click "Register" on the top right of screen and then follow the instructions. Once registered, contact the office to be

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- Andre C. Mongrain
- Gaby Bélanger
- André Bergeron
- Claude Comtois
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added to the owners group which will allow you will see the "Ask the President" link on the Message Board.

Get Involved

Owners should begin to be involved with Waterside Association affairs on a continuing basis.

For some of our owners it may be the first time that they are living in a Community Association, or a condominium. This lifestyle can be the most rewarding or the most frustrating experience of our lives. The main reason for unit owners being happy or frustrated is due to not being involved and informed of the workings and operations of Waterside. Your Board makes sure that they uphold their side of responsibility by providing a lot of information being published on a monthly basis, from Board meetings, to newsletters, to memos on financial results and receivables, to a website with an "Ask the President" section, along with other means of communication that your Board may use from time to time.

You may or may not use that information; your Board cannot make the choice for you. But the owners must stay involved in the workings of the Association. Waterside's Board of Directors, the various Committees, the social activities, and finally various tasks, depend on weekly volunteers. In a diverse demography like Waterside has, there are many people with many talents who should be willing to be involved for the good of the community. The current Board is quite open to listen to suggestions from owners, and they are greatly appreciated. We always need your input and guidance, and to help in the overall decision-making process. We have to recognize that the ultimate decisions belong to the Board members, and that's why you have elected us.

If there is no participation, involvement or direction from the owners, Waterside will be aimless and not forward-thinking. To the new owners of Waterside and for those for whom it is the first time that they are living in a Community Association, we do require your involvement. Do not feel shy just because you are new at Waterside! What we need is your involvement and fresh input. It is always appreciated.

The major cause of grumbling and misunderstanding for an owner at Waterside is usually the result of a belief that the Association takes care of all maintenance, repairs and replacement problems. This misunderstanding is the result of a lack of a working knowledge of the condominium documents and the Florida statutes that govern Waterside. It is the responsibility of the owner of the unit to read and understand the details of the documents and their ultimate ramifications upon the unit owner's lifestyle and budget. Make sure that your copy of the Condominium documents is the latest update. If you want to make sure that you have the latest version, please ask the office for an official copy that you can match with your own, then update your own and return the loaner copy to the office. If you feel there is a need for you to have a meeting with a Board member to review the documents please do not hesitate to do so. By the way, the Florida statutes now require that each candidate for the Board of Directors must attest that he/she has read and understands, to the best of his/her ability, the governing documents of the Association and the provisions of the Condominium Act and the administrative rules. The reason is simple: in Florida the State does require that all individuals who desire to run for the

legislature have to attest that they have read and understand all the laws of the State.

As far as the Florida Statutes are concerned there is a website where you can find the current year Statutes, as this is updated on a yearly basis. It is found at <http://www.leg.state.fl.us/statutes/index.cfm>

As an owner, if you are unable to read and understand Waterside budgets and balance sheets, please again ask your Board and we will be pleased to review in great detail the content of all financial records of the Association you are entitled to, and this will help you in the monthly reading of the results and also in interpreting them. If ever you plan to sell your unit, you will be able to promote the financial well-being of Waterside.

Your Board does its best to keep you informed of what's going on, and your Board respects every one of you. Please use the knowledge of other unit owners to help you understand the affairs of Waterside. A well-run Association will have an adequate budget to operate, and will report on the evolution of its finance and ongoing projects.

Waterside is not perfect, but we are a work-in-progress, due to the involvement of all its owners. Stay actively involved with Waterside; participate and attend Board of Directors meetings and other functions. It is always an open forum even if some governing rules need to be followed.

The Minutes of the Board of Directors

The minutes are a summation of the "actions taken" and are not intended to be a complete transcript of what was said at the meeting. You always have

the right to record on tape or use other means at the meeting, as some of you have done so in the past.

That said, if action was taken to approve a contract at a given amount, that amount should be included in the resolution. The same applies for our budget and reserve budget. They are required to be approved by your Board and distributed to all owners.

Garbage Collection Cost Increase

There are three components to the garbage and recycling cost for our Association:

- 1) The monthly rental cost of the container, inclusive of the mechanism that serves to operate it. Waterside is not the owner nor do we have any responsibility to make repairs. It is the responsibility of Waste Management. By renting a container we substantially reduce our monthly cost of trash collection. The monthly rental cost is close to \$500.00.
- 2) The second component is the recycling cost of about \$800.00 per month for recycling. It is based on the number of units that we have, times a fixed monthly rate. This charge does not change due to the fluctuation in the number of occupants, so during summer months we pay more in proportion to the number of occupants.
- 3) The final component is the garbage collection itself, for about \$1,200.00 a month.

In addition to those costs that are part of the monthly regular assessment fee, each owner pays as part of its tax bill, an amount ranging from \$85.00 to \$100.00 a

year for garbage disposal. The truck that comes in weekly to pick up trash from landscaping, tree trimming and other heavy object is paid by this charge from the City of Hypoluxo.

Recycling Process and Cost for the Association

THE RECYCLING PROCEDURE IS NOT FOLLOWED BY ALL OWNERS AND OTHER OCCUPANTS AT WATERSIDE! IT IS IMPORTANT TO NOTE THAT CARDBOARD PAPER AND PAPER OTHER THAN NEWSPAPERS IS NOT A RECYCLING ITEM, SO IT HAS TO BE DISPOSED OF LIKE OTHER GARBAGE VIA THE DUMPSTER.

THE BLUE AND YELLOW CONTAINERS SHOULD BE USED ONLY FOR GLASS, ALUMINIUM AND PLASTIC. NO BAGS, NO CARTONS SHOULD BE LEFT IN THOSE CONTAINERS. WE RECEIVED COMPLAINTS FROM WASTE MANAGEMENT AND THE CITY ABOUT THIS SUBJECT, SO PLEASE EMPTY BAGS AND OTHER CONTAINERS WHEN DROPPING RECYCLABLES INTO THE YELLOW OR BLUE CONTAINERS.

PLEASE ALSO NOTE THAT NOTHING SHOULD BE LEFT ALONGSIDE THE HEDGE FACING THE CONTAINER; PLACE ALL DRY-GOOD OBJECTS IN THE FENCED AREA TO THE EAST. RESPECT OWNERS THAT HAVE TO FACE THOSE DISCARDED KITCHEN SINKS, MATTRESSES, SHOWER DOORS, FURNITURE, ETC. ETC.

The Foreclosure Procedure and Meeting with Senators Julio Robaina, Garcia and Steinberg

On October 14, 2008 we attended a meeting in Miami to voice our concerns about the foreclosure process, and mainly the very cumbersome, costly and slow process of foreclosures. They were sympathetic to a group of Association Presidents and Managers, except corrective measures by legislation will take time, as the next legislature will only meet next spring in Tallahassee. Your Board voted unanimously on a resolution to support the action undertaken by a group of condominium Associations.

COMPLETED AND CONGOING PROJECTS

1) Sidewalk Repair

The current phase is now completed; over 1,200 square feet of sidewalks were replaced. Some sidewalks were also raised to ensure a uniform surface. In areas where a slope exists that were not replaced, it is the intention to do those over the next 12 months. From commentaries received, those that were long overdue repairs were greatly appreciated.

2) Painting Program

This project did turn out to be a 3-phase project. One was the painting of buildings 39, 40, 41,42,43,44 and 45. The second phase which is part of the 2008/2009 budget was the painting of buildings 11, 12 and 20 for a total of 16 buildings. Again, from comments received, the contractor that was selected (amongst 7 bidders and following 16 different meetings) did an excellent job. Just have a look at the trimming job of window, doors and other decorative elements, and you will be in a position to appreciate the

job done. They did follow strict specifications issued by the Board to perform their contract. Finally we were so pleased with the contractor that we assigned the painting of the 2 pools to that firm, and they also refreshed the front of the office building.

Due to the current economic situation the cost was below the 2006 painting program on a per-unit basis.

3) Postal Kiosk

At least the structure is completed, and we now have a roof. We are left with the installation of the fascia, the gutters, the lighting, and the application of stucco on the columns and other area of the structure.



With the completion of the sidewalk, all of this should be completed by mid-December. USPS should replace the postal boxes by the end of January 2009. The Association will also spend money to create within the parameter of the postal kiosk an area where owners and occupants will be in a position to fraternize and relax. It will be the central point of Waterside Village.

4) Electrical Work

The electrical feed from the generator is now completed. This ensures that our gate and security system will continue to work in

times of power outages. We also completely changed the entire electrical panels, which were all rusted due to having been installed in the early days of Waterside. Those new panels also serve to feed our pool heat pumps.

5) Pools and Spa Heat Pump

A total of 5 heat pumps were installed and are now functioning. This will substantially reduce the operating cost for Waterside over the years. We do want to apologize to the pool-users for the inconvenience created by the delay that we have experienced.

6) Awnings

A contract was awarded. We regret that progress is slow.

7) WIFI

This project is cancelled for now, either due to technical difficulties, upfront costs, or annual maintenance cost. Please refer to the minutes of the Board meeting held on October 27, 2008.

NEW PROJECTS

With the new budget year, a series of projects is planned, and some are committed to as we write this newsletter.

1) Tennis resurfacing

A contract was awarded on November 20, for the resurfacing of our two tennis courts. Work has already started with a group of volunteers that did some preparation work. Work by the contractor should start on December 8 and should last for two weeks. During those 2 weeks the tennis court will

be closed. The work includes a complete resurfacing and new posts. Total value of this work is \$15,000.00; all in accordance with budget, ongoing work on this project is under the responsibility of Director Roch Massicotte. We also say our special thanks to Mr. Yvon Depelteau for his professional comments on the required work and the contract component and to the tennis volunteers who did the preparation work.

2) Entrance and US1 signs

We have signed a contract in late November to install one sign at the entrance and one facing US1. In accordance with budget only one of the two was supposed to be completed this year. Considering that there is excellent and very competitive pricing currently ongoing in the market place both will be completed.



The surrounding area will also see improvement with new bushes, flowers and a fresh coat of paint. We still have to resolve some issues with the Town of Hypoluxo permit. This project should be completed before year's end. This project was assigned to Director Gaby Belanger.

3) Improvement to Area along US1 and Miner Road

Gaby Belanger is currently negotiating with potential contractors to initiate the work that will improve the area facing the corner of Miner Road and US1. This will include over 28 loads of dirt, sod, trees and bushes. This area will be completely revamped in order to improve the value not only of those properties that have a negative impact on other properties in Waterside, but it will also help reduce noise and dust for all residents. We will keep you posted on the evolution of this major project for Waterside.

In the next issue of the newsletter we will provide you with information on budgeted projects for the current year, like the shuffle board canopy and the security improvement.

Work Ongoing in the Enclave Property on Miner Road

The original owners of Waterside will remember the days when Waterside's developer was trying to buy that property, and they were faced with a non-receptive owner.



This piece of land is located to the east in the back of the 800 units and to the west on the side of unit 622, 623, 624 and 625. From information received, the owner passed away some time ago, and the estate was turned down by the descendant, so

it is now under the control of the Town of Hypoluxo.

Last year the Town of Hypoluxo kept us posted on the development that they were planning to initiate. They have removed one of the 2 houses on the site, and during the last week of November they cleared up the land of all debris and trees that were of no value or that were all damaged. They did trim down the remaining good tree.

Waterside will be in contact with the Town to determine their final plan and also to ask them to allow Waterside to enter that property in order to repair the fence around the property and to examine what the possibilities are for Waterside. We will hopefully be back to the owners very soon with an intermediary plan to protect the value of Waterside.

New Insurance Florida State Law

Please verify with your insurance broker for the new requirement imposed by a new State law. This new law requires from each owner to carry an insurance proving they have homeowners insurance (HO6) with a \$2,000.00 loss assessment minimum coverage. Waterside Condominium of Palm Beach Condominium Association Inc needs to be listed as Additional Named Insured and Loss Payee. The owner will need to provide the office with a copy of their insurance policy. If the owner does not provide such policy, the law authorizes Waterside to subscribe such coverage and charge the cost to the owner.

It is not a costly requirement for each owner, as each owner already has coverage for an assessment of \$1,000.00 related to a loss due to a hurricane claim. This needs to be

increased to \$2,000.00. Please call the office if you need more information.

Ficus Whitefly is Moving North

Ficus whitefly, the pest that's destroying our ubiquitous hedges, is moving faster through South Florida than anticipated. It has reached Waterside, and we can see some of the negative impact it has on our hedges. We have already sprayed all of our hedges and we will need to do so one more time.



It is best to treat hedges at the first sign of leaves turning yellow and falling off before the infestation gets larger and out of control. We have done that and will continue to monitor. If done in the early stage, defoliated bushes may regenerate new leaves. If not, plants will die.

If we have to replace them, we may consider what is called native stoppers, such as Simpson, white or even the red stopper. These plants are native and provide shelter for birds and they are tolerant to drought, salt and wind. We will keep you informed of the evolution.