



# Village News

A Publication of Waterside Village

January 2009

**Best Wishes for  
the New Year!**

**2009**

## Review of the 2008 Year and Completed Projects

The past twelve months have seen a lot of activities take place at Waterside, and this newsletter is a summary of what took place during that period, with the addition of some specific subjects.

We have produced monthly financial statements on our website for the benefit of our owners, along with our accounts receivable. If an owner has provided an email address it is sent directly to the attention of the owner. In June we opened the section "Ask the President" on our web site, and this was greatly appreciated by the owners.

## Staffing

One of the major changes that took place last year was the change in our staff. We have a new Manager in place, Mr. Daniel Harvey; we have a new office person, Mrs. Stacey Casey who replaced two former employees. She not only produces quality work, but she has a good work ethic and is very orderly in the maintenance of office procedures. We reduced the number of work days of Mrs. Elissa Crawford, and replaced two maintenance staff and added a qualified assistant Mr. Jeffrey

Phillips to our long-standing performer Mr. Larry Scrase. Both Larry and Elissa have worked at Waterside for 5 years.

## Office Process

This project was completed during the first three months of the calendar year. The controls are in place, reserve accounts are funded on a monthly basis, the owners' accounts are reconciled and followed up on a weekly basis, and bank accounts are now monitored on line via the Internet. Barry and Co. produces quality work on a timely fashion with very few corrections. Office documentation is in excellent shape and properly filed, and the last audit by our outside auditor, Marc Labossiere was the easiest to perform in many years.

## Emergency Procedure

We have developed an emergency procedure and did a test during the first storm of the hurricane season, and made minor modifications to it. The procedure includes what needs to be done from three days before a storm to three days after a storm. It will be further updated before the next hurricane season.

## New Car Stickers

In March of last year we introduced a new car sticker program, in order to reduce the office workload. Owners are now issued a permanent sticker (unless they change cars).

## Office



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Office Hours 8-12, M-F



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## Staff

- Daniel Harvey
  - Elissa Crawford
  - Stacey Casey
  - Larry E. Scrase
  - Jeffrey Phillips
- ✉ [watersidevillage@bellsouth.net](mailto:watersidevillage@bellsouth.net)

## Board of Directors

- Andre C. Mongrain
  - Gaby Bélanger
  - André Bergeron
  - Claude Comtois
  - Roch Massicotte
  - Marc Rochon
- ✉ [watersideboard@bellsouth.net](mailto:watersideboard@bellsouth.net)

The access gate cards also remain activated, so the whole check-in process for owners is very simple. We have also introduced a new sticker for our tenants and short-term visitors.

Over the next 30 days we will have all of the vehicle information in a database that will allow complete monitoring of cars on-site. The system is ready -- we only have to load the

manual data into the computer. The guard on duty will be able to match the car plate number to the car description and other data like the sticker number and its validity

### **Tree-Trimming Program**

Back in March 2008, we developed a tree maintenance program with the collaboration of the firm NovoArbor. We can appreciate the benefit of this program just by looking at our trees.



It is a two phase-program. The first one takes place in November and covers trimming the palm trees and other specific trees. The second phase takes place in May of each year, and that phase is in preparation for the hurricane season, in order to have less damage to our trees in case of a hurricane. We hope that this program will be maintained for many years to come, as it does save money in the long run.

### **Painting Program for 2007/2008 and 2008/2009**

The program for the years 2007/2008 and 2008/2009 is now completed with the painting of buildings 39,40,41,42,43,44,45 and 11, 12 and 20. We have also repainted both pool decks, a portion of the clubhouse, and the front of the office building.

The firm Coast to Coast Inc. did a superb job as everyone can appreciate. The selection process included seven different bidders, and sixteen meetings took place before the contract was awarded.

### **Sprinkler System Multi Zone**

We all remember that last year we were contemplating a new well and a new feeding line on the south side of the site. We did replace the firm that was involved with our sprinkler system, and their recommendation was to rework the zone allocation. Over the years many zones were combined on the same electric wire control in order to minimize repair costs. So many zones were running at the same time that it created reduction in water pressure output.

The project of having only one zone running at one time is now completed and we have also completed the installation of an electronic monitoring system. Over the next 30 days we will develop a formal “wet check” process that our maintenance staff will follow on a weekly basis. Our grass does look much better than in previous years, but we still have work to do.

### **Heat Pumps**

Our propane gas system was replaced by five new heat pumps.



These were installed within the scheduled time and within budget. The new heat pumps are now

producing cost savings in accordance with our expectation and the expected pay- back period. We still have propane gas available on site to service our propane-fed generator for the office, guard house and gate operation, in case of electrical power loss.

### **Electrical Panels**

We have replaced all electrical panels for the clubhouse and the east pool.



The amps availability at the clubhouse was increased to 300 amps, which is now more than sufficient to service the heat pumps, the postal kiosk, and the tennis court. We also changed the panel in the office in order to maximize the use of the emergency generator up to the guardhouse and gate for obvious security reasons during power outages.

### **Feed to the Fountain**

This small project was completed, and will ensure efficient operation of our central fountain all year round. Instead of using City of Boynton water to feed our fountain we now use our well water, and in a much easier process for our maintenance staff.

### **Exit Gate Arm**

In order to minimize the wear and tear on the main gate, we installed an arm mechanism at the exit. We now leave the main gate at the entrance and at the exit open from 7.00 am to 7.00pm.



## Postal Kiosk

Finally we have a structure and a roof. We are left with the change of the postal boxes. This is the responsibility of the US Post Office and we do expect to have this completed before the end of January, followed by the distribution of new keys to the owners.



*Before*



*After*

From our side we still have to do the landscaping of the area. Mr. Michel Dyotte has developed a plan for the whole surrounding area, and our volunteers will complete the work.

This was a major project in terms of execution and cost. So many permits and inspections were required, that I do not envy any contractor working in Florida.

All owners can say thanks to Mr. Gaby Belanger, our Vice-President, for his daily involvement with this project, from not only the contract negotiation and monitoring of the execution, but his patience with the inspection process.

## Bushes and Trees

In accordance with the 2008/2009 budget we have started to plant new bushes, mainly around the air conditioning units, and that is now completed.

Many owners have come up with suggestions for improvements. They have submitted drawings of what they intend to do.

Each one of those projects is subject to the approval of the committee responsible for the review of the submission.

## Awnings

The awning program for the current year is now completed with the installation of five large awnings and four domes.



A master plan for awning replacement was established by Mr. Gaby Belanger and it will take place over the next four years.

## Landscaping at North-East Corner of Community

This whole area was completely reworked, and is now adding value to Waterside. We have filled the area, installed a new sprinkler line, new sod, and planted new bushes and trees.



Thanks to all the volunteers who helped to complete this project. It was definitely the main physical project of the year.

## Sidewalks

The project is now completed for the current year. Depending on budget availability we may decide to add six new different locations for improvement. We will continue to grind down small level differences between two slabs and also raise some slabs without having the need for replacement.

There were many other projects that took place during the year and we do want to thank all of our volunteers for their efforts to complete them.

## Repair to Pool Chairs and New Chairs

Every chair at our pools was re-strapped and twelve new chairs were purchased to replace aging ones.



## Fertilization and Weed Control

Major changes have been initiated, and from the positive reaction received from owners and visitors, we are on the right track. We also replaced over 4,000 square feet of grass.

## ONGOING PROJECTS

### Remaining Electrical Work

We need to replace the outdated and non-functioning electrical system at the main fountain.

## Electronic Control of Sprinkler

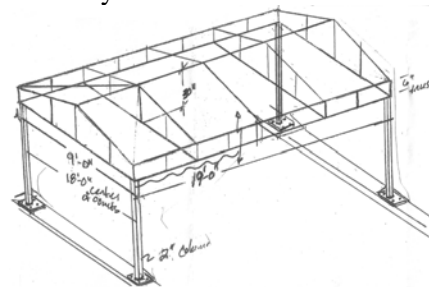
A contract was signed in late December for the installation of a series of new electronic control panels. The work is now completed and our staff has been trained on the use of this new investment.



This will allow our maintenance crew to easily conduct wet tests and to schedule the running time with no overrun between zones in order to maintain appropriate water pressure throughout the entire system. If we can reduce the time to water our entire site by one hour, then this will improve the quality of life at Waterside, as it will reduce the disturbance to our owners.

## Shuffleboard Canopy

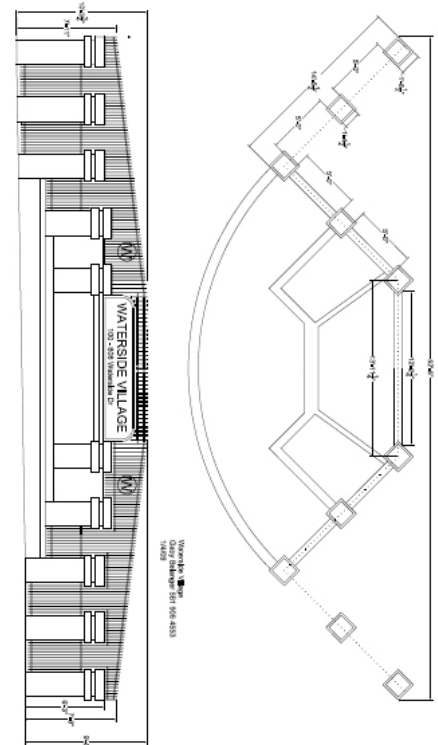
A new canopy will be installed for the shuffleboard court. This is a long overdue project and will not be completed before the end of February.



It will be an awning with a type of steel structure, and our staff will be able to remove the canvas at the first announcement of a hurricane warning.

## Sign at Fence and at Corner of US 1 and Miner

We do hope that within the next three weeks we will have completed the new sign and fence at the corner of Miner and US 1.



This will be a major improvement to the current situation. This should improve the perception that visitors have of Waterside. This corner projects a lot to our visitors and potential buyers. The whole area will be repainted. New bushes, native flowers and sods will be planted. New lighting and sprinkler system will be installed.

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

## Main Entrance Sign

A new sign will be installed at the main entrance, and then the whole area will be improved with new paint and plants.



## Security Camera

We are currently reviewing our options for additional security camera coverage, mainly on Miner Road and at the clubhouse.



We will report on this in the next issue.

## Tennis

Tennis players are quite pleased with the major Waterside investment to resurface the tennis court. Our thanks to Mr. Yvon Depelteau who helped with contract negotiations and supervision of the contract execution. Both tennis courts have been resurfaced at a cost of \$15,000.00. This was long overdue but had been postponed due to more urgent matters.

**TENNIS SHOES ARE MANDATORY.** Tennis shoes leaving black marks will not be tolerated and you **WILL** be asked to leave the courts should you not comply. Again, please inform all your visitors of this requirement so that every one can play tennis and enjoy themselves.

## Inspection of Attic Vents and Termites

We now have an agreement with our new pest control firm for the inspection of all attics at no cost to Waterside, unless a situation is which needs to be addressed is discovered. They will review the

toilet vents and inspect the attic for termites. They will require access to every attic. Owners and occupants will be advised a week before their building is scheduled for inspection in order to free the space where the attic access is located. Cooperation from each owner or occupant is expected, as this program will run each Tuesday over several months.

## On-Site Identification Panels

Right after the completion of the signs contract, we will address the building identification and direction panels. They are all rusted and are not exact in their description and direction. Every building's numbering identification will be repaired and painted in a uniform way.

## Sprinkler System Wet-Check and Balancing

As part of the volunteer teamwork, a complete wet-check of our sprinkler system will be performed before the end of January; this project will be monitored by Andre Mongrain and Larry Scrase. The intention of this test is to ensure that all areas of our site receive adequate water and that all sprinkler heads are not only appropriate in size and type, but that they also project water in an efficient way.

## Channel 70 Information Site

Thanks to Scott Perron, channel 70 is back up and running. This channel will see it's content updated, hopefully on a monthly basis. It will be a source of information for all residents.

## The Website

Your Board will address this situation in the coming weeks. Thanks to Jean-Pierre Nadeau and his team for emphasizing the need

for a more market-oriented section of our website to promote Waterside.

## Volunteers Teamwork

Again this year under the leadership of Pierre Dumont, a group of volunteers has agreed to participate in a series of improvement projects at Waterside.



Owners and renters are welcome to participate in these activities that take place every Monday morning at 9:20am under a team leader.



The original meeting took place on Monday, January 12, 2009. Explanations of the then 35 projects under consideration were provided and team leaders were appointed. It is never too late to join. All the work performed by this group of volunteers contributes to the improvement of Waterside.

Many of these projects do not require significant physical effort and everyone should limit himself to what he can physically do.

We take this occasion to thank all of our volunteers who performed major tasks before the holiday season.

## Social Activities

The social activities program is now underway under the leadership of Mr. Bruno Allary and his group of volunteers.



## Insurance Requirement

OWNERS: PLEASE DO NOT FORGET TO BRING OR SEND A COPY OF YOUR INSURANCE COVERAGE TO THE OFFICE. WE NEED THE PAGE THAT INDICATES THE COVERAGE OF THE POLICY, SPECIFICALLY THE LOSS ASSESSMENT TO BE NOT LESS THAN \$2000.

## Pool Hours

WE HAVE BEEN VERY TOLERANT DURING THE HOLIDAY SEASON ABOUT THE POOL HOURS; PLEASE MAKE SURE THAT YOUR VISITORS ABIDE BY THE GOVERNING RULES.

## Domestic Water Usage

As you know, Waterside Village buys its domestic water from the City of Boynton Beach. The annual cost is over \$150,000.00 a year, and is increasing every year. Two thirds of this amount is a minimum flat fee per-unit charge that we cannot lower. Where we have an impact is on water consumption. We pay \$3.88 for each thousand gallons used.

In order to keep this expense within or below our budget, we ask each and every one of you not to use this domestic water for watering your flowers, washing your patio, cleaning the sidewalks, etc. **INSTEAD USE OUR WELL WATER.**

We have identified a number of buildings with excessive water usage. Here is a clear example of a current situation. The average consumption per unit at Waterside is 2,655 gallons per month. We have one group of units composed of three units where the consumption is averaging over 15,333 gallons. One of the units is owned by a snowbird who was not there for part of the month; the other one is a single occupant unit, so we are left with one unit where the consumption is probably over 37,000 gallons in one single month. We will continue to investigate and send appropriate notices to those owners. The monthly cost of that unit for water consumption exceeds half of the monthly maintenance fee. Please inform all the members of your family and visitors to conserve water in order to improve this situation.

## TV / HD Signal

As of February 17, 2009, all television stations will broadcast digitally only (except for a few television stations). If you have an older TV set or are using rabbit ears, you will probably need to use a converter box to display over the air digital programming.

Recently ABC, FOX, CBS, NBC and PBS TESTED THEIR DIGITAL SIGNAL, and we are happy to report that the current system was able to carry the signal, not in an HD mode, reception was maintained at Waterside. If you experienced difficulty with your TV set receiver during the two-minute test period, you may need to install a converter box. If you need more information, go to [www.dtv2009.gov](http://www.dtv2009.gov) or call 1-888-DTV-2009.

The Federal Communications Commission has required digital tuners in sets 35 inches or larger since July 2005. Televisions that are 25 inches or larger were required to be sold with the tuners installed starting in March 2006. All TVs, regardless of size, purchased after March 2008 should contain digital tuners.

## Important Phone Numbers

Please keep the following phone numbers handy, they are important.

- Lantana Police: 540-5701 (911 for emergencies)
- Boynton Beach Fire Department: 742-6345 (911 for emergencies)
- The Guard House: 582-1946
- The Office phone: 582-6765
- The Office fax: 582-5368.