

JULY 2020 MONTHLY REPORT

INTRODUCTION INFORMATION

Florida is confronted with a new wave of the corona virus, the number of positive test results has exploded probably due to the opening of some business and facilities. The Emergency Order 2020-005 and 2020-007 from Palm Beach county, in relation to the coronavirus (covid-19), imposes many responsibilities to your Board. It is important that every owner and resident follow the CDC and County rules. Waterside will continue to do more than the requirements of the CDC and also be pro-active in all aspects to minimize the risk for our residents.

One issue that is of concern, is the number of visitors on the site, if this is not reduced, we will impose very strict access controls. With the current increase in Corona virus cases in Florida, one way to protect our residents is to minimize visitors from outside.

One more issue that the President is concerned with is the increase in the number of long-term renters. They are welcome if they abide by the rules, it is the responsibility of each owner that rents their unit on a long-term basis to ensure that tenants abide by all rules. Let's hope that this is a temporary situation.

The County of Palm Beach completed the paving of Miner Road, we are not very pleased with the way the crews behaved and performed their jobs. The end result is satisfactory but the flagmen who were working the traffic were not trained to do this job. Additionally, the operators of the asphalt laying machine were throwing hot asphalt on to our grass and bushes and all of the crew was leaving empty bottles and food containers all over. FPL continued to remove the wooden posts on Miner Road, at one post a month maybe it will be completed by next fall.

SPECIFIC COMMENTARIES

1. CONCERNS

The main concern at present time is the hurricane season, from information published it should be a busy one, so far, we have had 4 named tropical storms and we got a lot of rain over the middle of June and more is projected. Waterside updated the hurricane procedure and we will be ready to face the situation. The season may be positively impacted by **sand storms** from the Sahara that so far has broken up tropical storms over the Atlantic. There are nice photos being taken of that phenomena by various satellites surrounding the earth.

2. POOLS AND SPA

Since Monday June 18, 2020, the east pool is open in accordance with a very specific procedure. So far, we have had very positive comments on the whole process. Here are some of them:

- *"I am glad to see measures are being taken with the pool, etc. to assure everyone's safety here at Waterside. I feel we cannot let up on this and need to uphold as strict measures as possible. Covid 19 is not going away!"*
- *"Thank you for your exhaustive report it is a very interesting and appreciate very much the time that you took to advise the owners and to make sure that Waterside will be a safe place to be."*
- *"Thank you for providing all the information regarding the pool situation and I hope you and Stacey will accept my sincere apology. I have read all documents, including Palm Beach County Covid-19 (Order Number 2020-05 and 007) and have a much clearer understanding of the subject. I am forced to reconsider my original position. The risks of opening the pool far outweigh the rewards. I think we need to petition the Palm Beach county commissioners to rescind the order before opening the pool. This is how we opened the beaches without any restrictions.*

Besides, with so many rules, restrictions, and obstacles to overcome, the pool wouldn't be any fun.

But if you do decide to go ahead, my offer stands to be a volunteer monitor."

- *"This would be the best news ever, if we can actually use the pool. Thank you for trying so hard."*
- *"With the process in place we feel safe, good work"*

Waterside does monitor the east pool with a camera system, one of them triggers an alarm on the President, the Property Manager and the senior Guard's cell phone when on duty. This way we can control the registration process, two (2) forms need to be signed, one is a waiver and recognition of responsibility by the resident using the pool and the second one a tracking form. That form indicates the time in and time out of the pool area in order to maintain a record of who was in the pool at same time. If ever someone tests positive, we will be able to help identify who they came in contact with.

These forms are kept on record in the office. The attached photo does show the Property Manager, Stacey Casey, coming to the pool area which is a result of the motion detector camera alarm sent and the photo that was viewed on the monitoring cell phone.



Please be sure to complete BOTH FORMS EVERY TIME, you go to the pool.

East pool operation is now from 9 am to 7 pm every day of the week, it may be closed due to weather conditions. Our staff is now maintaining a check form of tasks that needs to be performed before 9am, at 10.30 am if the pool was used between 9.00 and 10.30 and at 1.30 pm if the pool was used between 10.30 and 1.30. A copy of this form is attached to this report.

If you are sick with any illness, have a fever or tested positive for COVID-19 you are not permitted to use the amenities. Please advise the Administration if you test positive.

Waterside Village is not a guarantor of health and safety. While the Association strives to open the pool facilities in accordance with Palm Beach County and CDC guidelines, it is up to each resident to observe the guidelines. Use of the pool facilities shall be at your own risk.

PLEASE REFER TO THE JUNE MONTHLY REPORT FOR THE FULL DETAILS ON THE OPERATIONS, EQUIPMENT AND MONITORING OF THE EAST POOL FACILITY.

3. ADDITIONAL EQUIPMENT INSTALLED TO MINIMIZE RISK.

Waterside now has on hand 2 portable Ultraviolet Germicidal Lamps; these lamps will be used mainly at the pool restrooms. These lamps achieve the purpose of sterilization by targeting the DNA of microbes, damaging the DNA structure and preventing their reproduction and work on any object surface, air or water that is infected by germs and virus.

Waterside has now installed in the office an AirOasis Bi-Polar Whole House Air Ionizer unit, on the air conditioning system which reduces mold, bacteria and virus among a series of other air components. In early October we will install the same equipment on the front portion and in the back portion of the club house air conditioning system.

Waterside also has on hand four (4) non-contact forehead infrared thermometers. As well as all the touchless devices that we are currently installing.

Waterside has in inventory plenty of hand sanitizer, but we are still recommending that each snowbird owner source at least 2 bottles of sanitizer when leaving the north country.

Waterside is working hard to maintain a safe environment on site. Now that it is mandatory to wear a mask in all public spaces in Palm Beach County, we hope this will help minimize the number of cases. Waterside has and will continue to do its best to be on the safe side. Please maintain the social distancing not only on the Waterside site, wear a mask in public space and wash your hands as often as possible.

4. SECURITY ISSUES

Nothing to report this month. *It is important to always lock your car, please, if you see something, say something*, and first call the Lantana police (561) 540-5701 for non-emergency or 911 for emergency, then call the office at (561) 582-6765, if a guard is on duty, he will answer the phone and take appropriate action when it relates to security.

5. UNITS SOLD

Since November 1st 2019 we have 12 units sold, and there is interest for Waterside, your Board is pleased with the level of requests even under the current situation.

6. RECYCLING AND GARBAGE

Month after month this remains an unacceptable situation, it should be very simple, the yellow bins are only for paper and cardboard reduced to an appropriate size. The blue bins are for glass bottles, plastic, steel and aluminium cans, ***NO PLASTIC/POLYETHYLENE BAGS – THIS MEANS ABSOLUTELY NO SUPERMARKET PLASTIC BAGS IN EITHER BIN!***

THIS IS STILL NOT UNDERSTOOD AND FOLLOWED, WE WILL INSTALL A CAMERA WITH MOTION DETECTION AND RECORDING IN THE AREA.

***PLEASE DO NOT OPEN THE COMPACTOR DOOR WHEN IN MOTION,
PLEASE WAIT UNTLL THE PROCESS IS COMPLETED.***

To owners that rent their units please notify your tenants of this obligation.

7. SUMMER PROJECTS

We are making steady progress on the summer project list; please visit our website for the latest update. We are experiencing delay as far the large tree trimming and the fixing of some water line on unit type C and D. Owner John Park completed a long list of sidewalks repairs.

If you plan to leave Waterside for a period of time, please leave a set of keys for your car at the office, so we can move it if required.



Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

July 2, 2020

POOL AND RESTROOM CLEANING PROCESS COVID-19

THE POOL AND RESTROOMS WILL NEED TO HAVE THE FOLLOWING THINGS CLEANED/DISINFECTED ON A DAILY BASIS.

ON WEEKDAYS OPEN THE GATE AT 9.00AM AND LOCK IT AT 6.00PM

ON WEEKENDS OPEN THE GATE AT 9.00AM AND LOCK IT AT 7.00PM

REMOVE AND STORE THE 2 SETS OF FORMS

DATE: _____ / _____ / _____

SCHEDULE	7AM	10.30AM	1.30PM
MANDATORY			
MANDATORY ONLY IF THERE WAS ATTENDANCE BETWEEN 9AM AND 10.30AM			
MANDATORY ONLY IF THERE WAS ATTENDANCE BETWEEN 10.30AM AND 1.30PM			

NOTE: PLACE THE WAIVER AND THE ATTENDANCE BINDER ON THE DEDICATED TABLE

ON POOL DECK -- WIPE DOWN THE FOLLOWING:			
WASH DOWN THE DECK PAVERS			
OPEN LID ON GARBAGE CANS			
DISINFECT SIGN IN TABLE TOP			
THE GATE PULLS ON BOTH GATES			
THE POOL RAIL AT THE STEPS INTO THE POOL			
THE RAILS OF THE POOL LADDERS			
CLOSE LID ON GARBAGE CANS AT 6 PM OR 7 PM			

IN THE RESTROOMS WIPE DOWN THE FOLLOWING:			
THE TOILET SEATS AND FLUSH HANDLES			
THE DOOR KNOBS/HANDLES			
THE STALL LOCKS			
SINK,COUNTER AND FAUCET/FAUCET KNOBS			
LIGHT SWITCH			
TOILET PAPER DISPENSER			
PAPER TOWEL DISPENSER			
SOAP DISPENSER			
HAND SANITIZER DISPENSER			
CHECK FILL LEVEL ON SOAP AND HAND SANITIZER			

THIS FORM WILL BE RETAINED ON RECORD