

OCTOBER 2020 MONTHLY REPORT

INTRODUCTION INFORMATION

Florida's wave of the corona virus is still going on, the daily average does fluctuate, the trend is not positive for the long run. Palm Beach County is in a better shape than the State average. From our respective experience, most of the county's residents are respecting the social distancing and they do wear masks. Waterside residents have been blessed so far as there was only one case reported and the resident went on quarantine.

It is mandatory that Waterside residents' report to the administration positive test results, the same applies to contractors on site. Quarantine obligation during the period of time waiting for the results should be followed.

We will need to make sure owners and renters understand some of our basic rules, like speed limit, wearing shirts and bathing suit coverups when walking around the site, and using your assigned parking space first. It is important that owners that have their unit on a long-term lease to mention these rules to their tenants.

SPECIFIC COMMENTARIES

1. GENERAL COMMENTS/CONCERNS

Due to high level of traffic we have modified our guard's way of proceeding, when visitors are entering the property. When a guard is on duty all visitors will have to report, provide identification, destination and the guard will issue a temporary pass. More vehicle registration checks will also be performed. More changes will be introduced to the guard functions.

Your Board is reviewing the whole guard functions in order to insure more control over visitors on site and the usage of access cards.

2. POOLS AND SPA

Since Monday June 18, 2020, the east pool is open in accordance with a very specific procedure. These procedures will need to be adapted when there are more residents on site, the maximum number of people that can be in the pool or in surrounding area is currently limited to 12, we have a daily average of about 5 residents using the pool since June 18.

The administration wants to thank owner Armando Marin for taking over the weekend responsibility of assuring that everything is set up and disinfected properly, he took over from the President who did those chores every week end from June 18 to September.

There is still the obligation for the residents to bring their own chair to the pool.

To the pool users, please be sure to complete BOTH FORMS EVERY TIME you go to the pool.

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.

No decision has been made on the status of the west pool reopening or the procedure of how it will be monitored and maintained if it reopens.



East pool men's rest room

3. ADDITIONAL EQUIPMENT INSTALLED TO MINIMIZE RISK.

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 spaces and wash your hands as often as possible.

We have installed a plexiglass partition on the reception desk in the office and the association will limit one resident at a time into the office, masks mandatory. When coming to the office, please enter through the sliding glass doors inside the Florida Room. If there is already one person in front of the desk, please wait in the Florida room or outside until that person exits the office.

4. SECURITY ISSUES

Nothing to report since the September report. ***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 16 units sold, two more than last month's report and there is interest for Waterside, the 2 units that were under negotiations did not materialize, your Board is pleased with the level of requests even under the current pandemic situation.

6. **SUMMER PROJECTS**

We are making steady progress on the summer projects list; please visit our website for the latest update.



Palm trees, miner road clusia and central isle

7. **THE UPCOMING WINTER SEASON**

The following describes some of the guidelines and protocols that will be necessary to maintain during the winter season. For sure there will be less attendance this coming fall and winter season, in addition, our Social Committee will not be fully operative, so activities will be by personal initiative. We estimate that only about half our usual owners and renters will be at Waterside for various reasons from the pandemic, political issues, insurance coverage or lack of, and finally continued border crossing limitations, not to say restrictions.

Your Board and Management are currently working on a series of initiatives and very specific guidelines that will help maintain a health wise secure environment at Waterside and also maintain some form of socialization with the ones that will or will not come up this season. Waterside will try its best to help support its owners with any form of quarantine.

The President is currently in discussions with the President of the Social Committee, Mr. Guy Hamel, and we expect that a meeting will take place

with all of the Social Committee members to review the protocols and see what we can do in order to maintain the Waterside spirit.

The French TV stations are still operational and we will do our best to maintain the same channel selection as last season.

We have already had discussions with Mrs. Bineau, the owner who is responsible for the library, and yes, the library will be open. The day(s) and time(s) will still need to be finalized. A specific set of guidelines were discussed with Mrs. Bineau, including mandatory wearing of masks in the library, no more than 2 persons inside at any time beside the volunteer, there will be a hand sanitizing station just inside the library door and sanitizing will be required before entering, etc. We have already purchased the protective plexiglass barrier for the desk and it will be installed soon.

Inside activities will be very limited or nonexistent. In addition to the general guidelines, specific protocols are being developed for each of the outside facilities and there will be no formal organization of games, so residents will have to make their own arrangements, all following the required protocols.

As an example, the shuffleboard operation will be limited to the court lanes to the west side only, there will be no use of the east lanes. Seating will be permitted on benches alongside the tennis courts but spaces will be properly identified, the same for the players benches. Masks and social distancing will need to be respected and a hand sanitizer dispenser will be available.

We will have protocols for the tennis court, the petanque and even our large swings and possibly a reservation system for the pool. We want to do our best make sure that Waterside will be a safe and covid-19 free community, the collaboration of every resident will be required.

There will be a protocol established for residents walking on site about distancing or mask wearing if walking with residents not from your unit.

Please read future reports for more updates as we are developing more plans, like a “window into Waterside” to facilitate the period and also for the owners that have decided not to come to Waterside to have some insight.

We will issue specific memos on this subject, as we continue to make progress.

8. GROCERY, PHARMACY AND OTHER PROVIDERS INCLUSIVE OF TOTAL WINE

The Property Manager, Ms. Stacey Casey and the President have contacted Publix and Total Wine and so far, have found the following. For those residents

interested, there are companies that could do your grocery shopping for you and deliver it directly to your unit. The main two companies are Instacart and Shipt. They service different stores but some of the main stores they service are Publix, Target, Costco, BJ's, Aldi, Total Wine, Petco and CVS pharmacy.

With Shipt and Instacart, you place your order online and for the service you can either pay per delivery or a monthly fee which would allow you as many deliveries as want over a specified dollar amount. You can make special requests to get just what you need, for example, "6 green bananas". This can greatly help to limit your exposure to others.

Total Wine has its own website where you can order from and they use an independent contractor to make the deliveries.

9. OPENING OF SHUTTERS FOR SEASON

Per the Waterside Village Rules and Regulations Section 24 Hurricane Shutters, subsection 24.5, which reads:

"During the non-hurricane season between December 1 and March 31, all hurricane shutters on a Unit must remain open. If they are not opened on a Unit, Waterside staff will open them and the Owner will be required to pay a fee to be determined by the Board of Directors"

If you will not be coming to Waterside this season, or will be arriving after December 1st, please contact your caretaker to open your shutters for you by December 1st.

To our owners please read the upcoming email on the budget meeting webinar that will take place on October 28, 2020 at 7.30 pm, you will be able to attend in a virtual fashion and listen to the presentation.

Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

October 18, 2020