

**WATERSIDE VILLAGE OF PALM BEACH
CONDOMINIUM ASSOCIATION, INC.**

**MINUTES OF THE ANNUAL MEETING Held
JANUARY 25, 2025 at 2:00 p.m. at the CLUBHOUSE
and via ZOOM**

PRESENT:

Andre Mongrain, Director, and President
Michael Shane, Director, and Vice-President
France Laroche, Director, and Treasurer
Michel Thivierge, Director, and Secretary
Daniel Laviolette, Director
Marc Desrochers, Director
Steven Robinson, Director

and Stacey Casey, Manager

1. Call to Order

Call to order was made by Michel Thivierge at 2:11pm

2. Election of a Chair for the meeting

The election of Andre Mongrain as the chair of the meeting was proposed by Sylvie Beaupré (unit 324), seconded by Monique Goyette (unit 805) and unanimously approved.

3. Call to quorum.

100 members were in the room, a net of 90 by proxy out of 134, totaling 190– The quorum is 135 units, so the quorum has been met for this annual meeting and the meeting proceeded as planned. There were 55 participants on Zoom, those do not count towards the quorum, unless they have sent in a proxy.

4. Proof of two notices for the meeting.

The Secretary, Michel Thivierge, produced two affidavits sworn by Stacey Casey, Manager, confirming that the two notices of the Annual Meeting were mailed, hand delivered or electronically transmitted to owners in accordance with the requirements of Section 718.112 of the Florida Statutes. The affidavits are appended to the Minutes as Appendix 1.

5. Approval of the Agenda.

Item 11.1 was added to the agenda and the acceptance of the modified agenda was

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proposed by Normand Coutu (unit 654), seconded by Celine Poissant (unit 730) and unanimously approved the changes to the agenda.

6. Reading and approval of the Minutes of the Meeting held on January 27, 2024.

The waiver of the reading and the motion to approve the Minutes of the Annual Meeting held on January 27, 2024, was moved by Normand Coutu (unit 654), seconded by Claude Lirette (unit 435), and unanimously approved.

7. Resolution for modified use of working capital reserve

It was proposed to allow the Board of Directors the use of working capital reserve in the following ways:

- 1. The payment of a portion of the insurance policies premium. The amount used for this purpose needs to be refunded by the operating account before the end of the fiscal year (October 31) in the year it was borrowed.**
- 2. Funds can be used from the Working Capital Reserve, following a vote of the owners for a special project in accordance with the Association documents. Conditions and reimbursement schedule to the Working Capital Reserve of such usage needs to be included in the voting documentations.**
- 3. In a case of emergency, the Board of Directors is authorized to use funds available in the Working Capital Reserve. It needs a formal communication to the owners before use and the amount needs to be reimbursed within 30 days of the last usage date of the Working Capital Reserve under this article, either following an insurance settlement, the collection of a special assessment or from a transfer from the operating fund.**

This motion is valid until the Annual meeting to be held on January 31, 2026, at which meeting a new motion will be voted on. If no motion is tabled, then this resolution remains in full force and effect.

The vote was proposed by Richard Leblanc (unit 322), seconded by Francine Fabre (unit 806) and unanimously voted to adopt the said resolution.

8. Resolution to authorize the use of the remaining balance of \$24,992.46 plus interest earned in 2023-2024 in the TV reserve (account #2547), for the replacement of the exit gate mechanism system to a mechanical system and the special maintenance of the 800 gates.

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It was proposed to allow the Board of Directors to transfer the TV reserve balance (account #2547) as of the end of fiscal year 2023-2024 (inclusive of the allocation of the Interest revenue for same year) to account # 407 Gate Repairs.

The vote was proposed by Francine Fabre (unit 806), seconded by Normand Coutu (unit 654) and unanimously voted to adopt the said resolution.

9. Resolution for the transfer of a possible insurance surplus, account #310, for the fiscal year 2024-2025 to the Insurance Deductible Reserve (account #2535)

It was proposed to allow the Board of Directors to transfer to the Insurance Deductible Reserve (account #2535), the surplus that may be generated under account #310 (insurance).

The purpose of this resolution is in relation to the current insurance market and to provide some flexibility in negotiation of deductible.

The vote was proposed by Celine Poissant (unit 730), seconded by Claude Lirette (unit 435) and unanimously voted to adopt the said resolution.

10. Resolution for the transfer of possible surplus remaining after the allocation of the insurance surplus for the fiscal year 2024-2025

It was proposed to allow the Board of Directors to transfer funds, if at the end of fiscal year 2024-2025 there is a remaining surplus, following resolution # 9 i.e. insurance surplus from account #310, if said remaining surplus exceeds \$5,000.00, the said surplus would be transferred to the Roof Reserve (account # 2510).

The vote was proposed by Jacques Lirette (unit 431), seconded by Marie-Josée Drouin (unit 726) and unanimously voted to adopt the said resolution.

11. Reports from Officers and Directors

Steven Robinson and Daniel Laviolette reported on urban planning, the report is attached as appendix 2.

Marc Desrochers reported on unit sales and social activities, the report is attached as appendix 3 and appendix 4.

11.1 Michel Thivierge reported on the progress of the revamped website and did a quick demo of the website that will be launched later in 2025 and will be more user

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friendly allow more communication and collaboration.

Andre Mongrain delivered a report from the president. Summary of the report attached as appendix 5.

12. New business.

Raymond Bernier (unit 408) and Jean-Luc Beaudoin (unit 405) made a proposal to have the board of director do a study on the installation of solar powered EV charging stations. He stated that given the growth of EV's by Waterside Village residents and the existence of potential programs with FPL for solar, it makes sense to investigate this. André Mongrain answered this by stating that the board of directors will act on this proposal and have a response within 3-4 months.

13. Question period for owners.

Robin Barrack (unit 227) had several questions and requests and below is the summary of those. She would like the chat enabled for the entire meeting next time so the people on Zoom can send in their questions. She stated that she was opposed to everyone paying for the solar charging stations and that those who use them should pay for them. She asked if we could plan another color of mulch instead of the black mulch such as brown so that when leaves fall, it doesn't look bad. She made statements about the recycling area that is not respected by all residents and perhaps we didn't have to provide a recycling area at all since it wasn't a law forcing us to do it. People place the wrong items in the wrong bins all time causing extra work and at times, the wrong items go into the wrong areas of the recycling so it's not a good use of our money to provide recycling. She stated that she is not in agreement with the community no longer including cable TV since it was supposed to be provided by the association as it has always been.

Elissa Crawford (unit 550) Would like to ensure that the East Pool is heated at a higher level than it currently is.

Normand Coutu (unit 654) stated that if we do not address the EV charging question, the owners could take matters into their own hands making it unsightly and potentially dangerous for everyone. He also stated that the future users of the charging stations should pay for the use of them.

Gaetan Doucet (unit 224) asked a question about FPL's free installation of charging stations and André Mongrain answered stating that he is not aware of any programs any longer that are offered.

Robin Barrack (unit 227) stated that she would like to be on a future committee to research the solar charging options. She also mentioned that the board of directors should look into potential grants adopted by the FL legislature for different types of

**WATERSIDE VILLAGE OF PALM BEACH
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roofing such as metal in the future and mentioned that she would like to be on a committee to research those options. She also stated that the constant gate issues for the 800 area access should be looked into and potentially add a different approach to that area to not have to maintain 2 different entrance gates. She also asked about potential Pet Fees for those residents that have Pets. André Mongrain answered the 800 gate concern with some previous research that was done and that there was no other option that would be cost effective at this time and that the current gate issue is not something that happens a lot.

Marie Lyne Poulin (unit 683) asked a question about the recent sales and where exactly the new buyers were from. Andre Mongrain answered the question and stated that we can't make that determination legally.

Jean-Marc Lupien (unit 562) asked about the streetlights that are out around the site. Andre Mongrain answered that they belong to FPL and work orders have been put in for all of them, but it takes a lot of time to get them repaired.

Denis Malepart (unit 668) asked about the security guard and stated that sometimes he sees one of the guards let people in without ensuring that they have business at Waterside. Andre Mongrain answered that the board of directors will look into this matter further.

Robin Barrack (unit 227) stated that at times, the guard lets in Uber drivers or delivery people so it may appear that they have no business here, but they may.

14. Adjournment

The adjournment of the meeting was moved by Richard Leblanc (unit 322), seconded by Francine Fabre (unit 806) and unanimously approved. The meeting was adjourned at 4:06pm.

Michel Thivierge, Secretary
January 31, 2025

AFFIDAVIT OF MAILING OR HAND DELIVERING
OR ELECTRONIC TRANSMISSION OF NOTICE TO UNIT OWNERS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Stacey Casey, who after being duly sworn, deposes and says that the First Notice of Annual Meeting of **Waterside Village of Palm Beach Condominium Association, Inc. to be held on January 25, 2025 at the Association Club House and via Zoom**, was mailed or hand delivered or electronically transmitted on November 21, 2024 in accordance with Section 718.112 Florida Statutes to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association.

**WATERSIDE VILLAGE OF PALM BEACH
CONDOMINIUM ASSOCIATION, INC.**

By: *Stacey E. Casey*

The foregoing instrument was acknowledged before me this 21st day of November, 2024, by Stacey Casey, as Manager of **Waterside Village of Palm Beach Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation.

NOTARY PUBLIC – STATE OF FLORIDA

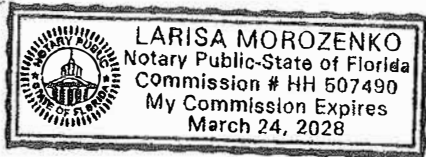
Personally Know ___ OR
Produced Identification ___

Sign: *LM*

Type of Identification

Print: *Larisa Morozenko*

My Commission expires:

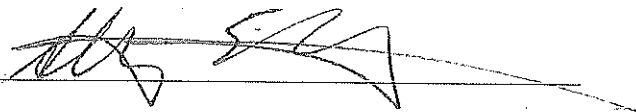


AFFIDAVIT OF MAILING OR HAND DELIVERING
OR ELECTRONIC TRANSMISSION OF NOTICE TO UNIT OWNERS

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Stacey Casey, who after being duly sworn, deposes and says that the Second Notice of Annual Meeting of **Waterside Village of Palm Beach Condominium Association, Inc. to be held on January 25, 2025 at the Association Club House and via Zoom**, was mailed or hand delivered or electronically transmitted on January 10th, 2025 in accordance with Section 718.112 Florida Statutes to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association.

**WATERSIDE VILLAGE OF PALM BEACH
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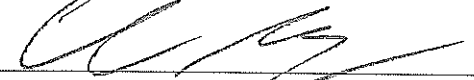
By: 

The foregoing instrument was acknowledged before me this 10th of January, 2025, by Stacey Casey, as Manager of **Waterside Village of Palm Beach Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation.

Personally Know OR
Produced Identification _____

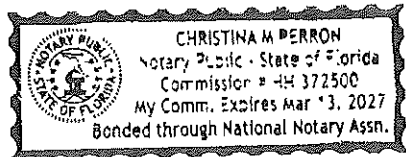
Type of Identification

NOTARY PUBLIC – STATE OF FLORIDA

Sign: 

Print: Christina M Perron

My Commission expires:



WATER INFILTRATION

We had less requests last year. Surely because of windows and doors replacement.

We would like to remind you that window replacement is an energy economy, and a plus value to your unit.

RECYCLING

With all the Amazon, Waifair and others deliveries, recycling is a challenge.

cardboard is not easy to dispose of because we have a small amount of bins.

Therefore, we ask your contribution to undo boxes before disposal.

NOTE: Pizza boxes, plastic bags and foam, do not recycle. You may see the list of recycling articles on the bulletin board.

Please, respect the hours of activities at the garbage recycling. No activities between 11h pm and 7h am.

SHRUBS

We planted approximately 250 Shrubs.

We should be replacing more shrubs and sod in a second phase.

WATER

The water bill has come up by 12%.

Please make a wise consumption of water.

POUND LIGHTING

A request was made for the installation of lighting along the pound.

We are actually dealing with a provider for the purchase of posts and lights.

WATERSIDE – RENCONTRE DU 25 JANVIER 2025

INFILTRATION D'EAU

Moins de requêtes que l'année dernière!!!!

Certainement rattaché au remplacement de fenêtre effectuée par les proprios

RAPPEL – REMPLACEMENT DES FENÊTRES

Nous tenons à rappeler que le remplacement de fenêtres contribue à une économie d'énergie, en plus d'ajouter une valeur à votre unité.

RECYCLAGE ET DÉCHETS

Avec les livraisons AMAZON, WAIFAIR ET AUTRES, **le recyclage reste un défi en soi!!!**

Le carton devient un intrant difficile à disposer en raison du nombre de bac dont nous disposons.

Nous demandons la collaboration de tous pour **défaire les cartons** avant d'en disposer.

En passant, les boîtes de pizza, les sacs de plastiques et les styromousses vont aux ordures **ET NON** au recyclage.

Soyons courtois, en évitant d'apporter nos déchets et/ou matières recyclables **entre 23h et 7h.**

ARBUSTES et GAZON

Depuis le début de la saison, nous avons procédé au remplacement d'environ 250 arbustes.

Une prochaine étape de remplacement est prévue dans les prochaines semaines.

Le gazon sera également remplacé à certains endroits.

Une analyse des secteurs est actuellement en cours!!!

CONSOMMATION D'EAU

La facture de consommation d'eau potable a grimpé de 12%.

Une consommation d'eau responsable est de mise.

On fait ici référence par exemple aux arrosages excessifs.

ÉCLAIRAGE AU BASSIN DE RÉTENTION

L'année dernière nous avons reçu une demande d'installation d'éclairage le long du bassin de rétention.

Des démarches sont actuellement en cours auprès de fournisseurs pour aller de l'avant dans ce dossier.

Waterside Village Transactions (2023-2024)

Sales														
Closing Date	Unit #	Qty	A	Qty	B	Qty	C	Qty	D	Qty	DD	Buyer	Seller	Month
			\$		\$		\$		\$		\$			
Feb. 28	508	1	225,000.00									Tomassin & Coté	Bedart	
Mar. 01	661	1	207,880.00									Riley, Stephane	Gauthier, M & D	
Mar. 12	214					1	260,000.00					Perrier, Georges	Boily, A.	
Mar. 15	515	1	223,000.00									Haming, Eric	Soares, P & K	
Mar. 15	562	1	180,000.00									Lupien & Clement	Roy, Denise	
Mar. 19	729			1	225,000.00							Dubreuil, S & N	Begin / Renaud	
Mar. 22	685			1	222,500.00							Bergeron & Gameau	Grant & Latour	
Mar. 29	431					1	230,000.00					Lirette J & Drapeau H	Goyette L & P	
Mar. 29	436					1	176,000.00					Pichette Annie (Dulude)	Brochet, Earl	
Apr. 30	100			1	230,000.00							Dubois, J & J	Veillette	
May 1	435					1	240,000.00					Lirette, C & Demeule, P	Dulude, M & G	
May 3	401							1	295,000.00			Vallière, A & Poulin, N	Desgagne	
June 3	629	1	186,000.00									Labrecque, P/ Auclair, J	St-Cyr & Paradis	
Aug. 27	707	1	240,000.00									Vigneau, D/Bussieres, N	Girard, D/Lambert, S	
Aug. 29	151	1	215,000.00									Pedro, P / Revelli, A A	Tallentire, Marc W	
Oct. 04	369					1	240,000.00					Cedeno, M I	Voyer / Gagnon	
Oct. 20	686			1	222,000.00							Gestion Riley Inc.	Dome, J-M	
Oct. 30	354							1	295,000.00			Dallaire, M / Caron. L	Doucet, M	
		7	1,476,880.00	4	899,500.00	5	1,146,000.00	2	590,000.00	0	0.00			
Average Price Sold			210,983		224,875		229,200		295,000		#DIV/0!			

Total Units Sold: 18

Family Transfers

Closing Date	Unit #	Qty	A	Qty	B	Qty	C	Qty	D	Qty	DD	Buyer	Seller	Month
Nov. 02, 2023	219								1			Touchette		Jan.
Feb. 06, 2024	643			1								Poulin		Feb.
July 30, 2024	548			1								Prud'homme / Gregoire		July
		0		2		0		1		0				

Total Units Transferred 3

Total Transactions: 21

Bonjour,

La saison 2024 a été très occupée. Il y a eu plusieurs activités :

- Galet
- Tennis
- Pickle Ball
- Bibliothèque
- Bridge
- Canasta
- Cours de Cuisine
- Cours de photo
- Cardio 55
- Cinema
- Karaoke
- Bingo
- Danse en ligne
- Cours de Golf
- Aquaforme
- Danse exercice
- Pétanque
- Balle Molle
- 5 @ 7 à la piscine
- Tournoi de Golf
- Club Tropical

Merci à tous les volontaires qui ont supervisé ces activités.

Hi ,

The 2024 season was very busy, we had many activities:

- Shuffle Board
- Tennis
- Pickle Ball
- Library
- Bridge
- Canasta
- Cooking classes
- Picture classes
- Cardio 55
- Movie
- Karaoke
- Bingo
- Line dancing
- Golf classes
- Aqua exercise
- Dance exercise
- Pétanque
- Soft Ball
- Get togethers at the pool
- Golf Tournament
- Club Tropical

Thanks you to all volunteers that supervised those activities.

ANNUAL MEETING JANUARY 25, 2025

PRESIDENT REPORT

Thanks to our maintenance and office staff for their work, thanks to Monique Dell that facilitated the transition to our new employees, and I am sure all Board members will agree with me, the new employees Marielle and Larisa are performing very well and very dedicated. Still, they must go through the learning process. Some of their responsibility does happen only once a year, like the budget preparation, the annual meeting preparation and the audit.

2023-2024 was a not a normal year, skip the annual meeting held on January 26, 2024, the organizational meeting on February 3, 2024 were current officer and director responsible for different functions were appointed.

In early February 2024, we did have the issue at the east pool, which should have been a nonissue. Two weeks before we got a favorable rating on that pool, except someone file a complaint, which triggered the full replacement of the pool. Previous report from the health department was referring to the ramp and the stair leading to the pool, we did have a daily verification of the pool and of the filtration system and there was no issue. Contract negotiations were in progress to perform the task over the summer. For sure our communication to the resident was deficient.

We completed contract negotiation with Blue Stream and agreed on final design, the in house set-up and contract term. Site work began in June. I had the privilege to come down to Waterside 3 times during last summer/fall. The first visit was on first day of digging, and did follow the work for 9 days. The second visit was for first in unit installation and the third stay was for the first beta test and the yearly budget meeting.

In 34 years, the year 2024 was the first ever audit of our books by a governmental organization, it created a lot of work, and after more than four weeks of work from our parts, they did assess the Association for \$417.00.

Then came the building painting season, the trimming of the larger trees for the hurricane prevision, the start of the work at the east pool, and finally the work

to lead to our new provider of internet service. At one point we did have over 40 different types of labour personnel on site, Stacey had to manage 6 different contractors present at the same time.

Then we did experience a situation at the west pool, broken piece of glass, lets skip this, but I do remember. The rule of no glass no food is not only a Waterside rule, but also the Florida law.

Following a couple of year of high level of changes in unit ownership, we did have 21 of them in 2023-2024. Following 37 in 2021-2022 and 41 in 2022-2023.

We manage to pay our insurance premium without borrowing and reimburse what we used from the working capital within the appropriate resolution term. Cash management is requiring a lot of attention from management to maximise interest revenue and minimize financial risk. FDIC insurance is limited to maximum bank balance of \$250,000.00. Which we cannot when come the insurance payment. We can still invest in the 4% interest range.

Remember fee went up by \$30.00 a month, related to only 3 items, \$10.00 for internet services, \$5.00 for additional contribution to roof reserve and \$7.00 for insurance increase.

For insurance current information may show increase up to 10%, our budget is witting that range, so we should be in a good position budget wise. We do exchange with our broker at least twice a month.

We interviewed 3 CPA firms and negotiated an audit agreement with Grau and Associate a mid size CPA firm, that up to now is mainly involve in municipalities audit. They did not use any of the previous auditor work, so we provided over 1,400 pages of data, not only for the current year but previous year explanation even the purchase of land in 2011 and the North Miner Road land in 2014. It was a due process, and they did reverse all stones. We are lucky to have Larisa on hand to not only help with the tasks but also monitor all communication with the audit firm. I did exchange over 260 emails with the audit firm and still counting.

Early in the new year we did experience a major deficiency of our pluvial water sewage system, and it took a lot of time to get the right contractor and then have them do the work. The work included the relining of one of our underground piping systems (18" inches conduit) on the west side of the property. We need to perform one more survey on the south/east side of the property and determine if this type of work is required elsewhere, it is a very costly proposal. As we finalize the release of the minute, we have one more situation on a 30" inches pipe near the clubhouse.

On roof and insurance front, we manage to get a credit back from Citizens following the replacement of 2 gardens windows that were remaining on 2 buildings, this will not be an issue for future negotiation. I like to stress the following point, we are always at the mercy of insurance company, they may determine that they will not insure the property anymore if these items are not corrected and it is normally related to roof. We did release information as part of the last budget meeting about the roof professional evaluation, and if the insurer maintain their acceptance, we will be fine, if say next May they say no way at our renewal, than at present situation cost per square foot there will be a need of a substantial special assessment.

The new website, back in August 2023, the board decided to not only update our current web site, but it was also decided to redo it completely. Michel Thivierge our secretary, tackle the project with help from Line Patrice and Michel will make a formal presentation of where we are now and some future aspects which we hope to complete for next fall, with an expanded suite of functionality. The next phase will be an elaborate beta test period, so far, we did it with Line, Michel and I, now its time to expand the group.

I want to thank Scott Perron, one of our owners, for more than 20 years performed the duty of Web master, Scott do not worry, we still need you to migrate to the new site.

I want to thank France Laroche who serve on the board for the last 24 months, I am sure she will say it is not always an easy responsibility to assume.

A very special thanks to Daniel Laviolette who did serve for 48 months on the board and coming to the office on average 3 times a day, and we did have meaningfully exchange on a variety of situations and projects. Daniel thanks for those past 4 years and hope that you will remain the number one volunteer.

Thanks to all for attending or joining via Zoom, a last comment on Zoom attendee if you plan to use Zoom, please send a proxy, Zoom attendee do not count to reach the minimum 135 attendee to have quorum.

Andre Mongrain

January 25,2025

ASSEMBLÉE ANNUELLE DU 25 JANVIER 2025

RAPPORT DU PRÉSIDENT

Merci à notre personnel d'entretien et de bureau pour leur travail, merci à Monique Dell qui a facilité la transition vers nos nouveaux employés. Je suis sûr que tous les membres du conseil d'administration seront d'accord avec moi pour dire que les nouvelles employées Marielle et Larisa sont très performantes et très dévouées. Pourtant, elles doivent compléter le processus d'apprentissage. Une partie de leur responsabilité n'est effectuée qu'une fois par année, comme la préparation du budget, la préparation de l'assemblée annuelle et la vérification.

2023-2024 n'était pas une année normale, sautez l'assemblée annuelle tenue le 26 janvier 2024, la réunion d'organisation du 3 février 2024 où l'exécutif et les directeurs responsables de différentes fonctions ont été nommés.

Au début de février 2024, nous avons eu le problème à la piscine est, qui aurait dû être un non-problème. Deux semaines avant, nous avons obtenu une note favorable sur cette piscine, mais quelqu'un a déposé une plainte, ce qui a déclenché la réfection complète de la piscine. Le rapport précédent du ministère de la Santé faisait référence à la rampe et à l'escalier menant à la piscine, nous avons une vérification quotidienne de la piscine et du système de filtration et il n'y avait pas de problème. Des négociations contractuelles étaient en cours pour accomplir la tâche au cours de l'été. Il est certain que nos communications avec les résidents ont été déficientes.

Nous avons terminé la négociation du contrat avec Blue Stream et nous nous sommes entendus sur la conception finale, la configuration interne, la durée et les termes du contrat. Les travaux sur le site ont commencé en juin. J'ai eu le privilège de venir à Waterside 3 fois au cours de l'été / automne dernier. La première visite était le premier jour de creusage et j'ai suivi le travail pendant 9 jours. La deuxième visite était pour la première journée de l'installation dans les unités et le troisième séjour était pour le premier test bêta et la réunion budgétaire annuelle.

En 34 ans, l'année 2024 a été la toute première vérification de nos livres par le fédéral, cela a créé beaucoup de travail et, après plus de quatre semaines de travail de notre personnel, ils ont cotisé l'Association pour 417,00 \$.

Puis vint la saison de la peinture des bâtiments, la coupe des plus grands arbres en prévision de la saison des ouragans, le début des travaux à la piscine est, et enfin le travail de notre nouveau fournisseur de service Internet. À un moment donné, nous avons eu plus de 40 différents types de travailleurs sur le site, Stacey a dû gérer 6 entrepreneurs différents présents en même temps.

Ensuite, nous avons fait l'expérience d'une situation à la piscine ouest, morceau de verre cassé, permettez de sauter cela, mais je me souviens. La règle de pas de verre pas de nourriture n'est pas seulement une règle Waterside, mais aussi la loi de la Floride.

Après quelques années de changements importants dans les ventes d'unités, nous en avons eu 21 en 2023-2024. Après 37 en 2021-2022 et 41 en 2022-2023.

Nous sommes parvenus à payer nos primes d'assurance sans emprunter et rembourser ce que nous avons utilisé du fonds de roulement dans les délais prescrit. La gestion de trésorerie nécessite beaucoup d'attention de la part de la direction pour maximiser les revenus d'intérêts et minimiser les risques financiers. L'assurance FDIC est limitée à un solde bancaire maximum de 250 000\$. Ce que nous ne pouvons pas quand vient le paiement de l'assurance. Nous pouvons toujours investir dans une fourchette d'intérêt de 4%.

N'oubliez pas que les frais ont augmenté de 30,00 \$ par mois, liés à seulement 3 éléments, 10,00 \$ pour les services Internet, 5,00 \$ pour contribution supplémentaire à la réserve de toit et 7,00 \$ pour l'augmentation de l'assurance.

Pour l'assurance, les informations actuelles démontrent une augmentation allant jusqu'à 10%, notre budget tient compte de cette possibilité, nous devrions donc être en bonne position sur le plan budgétaire. Nous échangeons avec notre courtier au moins deux fois par mois.

Nous avons interviewé 3 cabinets de CPA et négocié un accord d'audit avec Grau et Associé, un cabinet de CPA de taille moyenne, qui jusqu'à présent est principalement impliqué dans l'audit des municipalités. Ils n'ont utilisé aucun des travaux d'audit précédents, nous avons donc fourni plus de 1 400 pages de données, non seulement pour l'année en cours, mais aussi pour l'année précédente, qui impliquait même les documents de l'achat de terrains en 2011 et celui du chemin North Miner en 2014. C'était une procédure régulière, et ils ont renversé toutes les pierres. Nous avons eu la chance d'avoir Larisa, non seulement pour aider avec les tâches, mais aussi pour surveiller toutes les communications avec le cabinet d'audit. J'ai échangé plus de 260 courriels avec le cabinet d'audit.

Au début de la nouvelle année, nous avons connu une lacune majeure de notre système d'égout pluvial, et il a fallu beaucoup de temps pour trouver le bon entrepreneur et ensuite effectuer le travail. Les travaux comprenaient l'installation d'une gaine à l'intérieur de l'un de nos systèmes de tuyauterie souterrains (conduit de 18 pouces) du côté ouest de la propriété. Nous devons effectuer une vérification de plus sur le côté sud / est de la propriété et déterminer si ce type de travaux sont nécessaires ailleurs, c'est une proposition très coûteuse. Alors que nous finalisons la publication des minutes, nous avons une autre situation sur un tuyau de 30 pouces près du chalet.

Sur le front des toits et de l'assurance, nous sommes parvenus à récupérer un crédit de « Citizens » par suite du remplacement de 2 fenêtres de type jardin qui restaient sur 2 bâtiments, ce ne sera pas un problème pour les négociations futures. Je tiens à souligner le point suivant, nous sommes toujours à la merci des compagnies d'assurance, ils peuvent décider qu'ils n'assureront plus la propriété si ces éléments ne sont pas corrigés et ils sont normalement liés à la toiture. Nous avons publié de l'information dans le cadre de la dernière réunion budgétaire sur l'évaluation professionnelle de nos toitures, et s'ils maintiennent leur acceptation, nous serons en bonne position. Si en mai prochain, ils disent qu'il n'y a pas moyen de renouveler notre couverture

d'assurance, il en résultera avec le coût actuel au pied carré, une cotisation spéciale substantielle.

En août 2023, le conseil a décidé non seulement de mettre à jour notre site Web actuel, mais il a également été décidé de le refaire complètement. Michel Thivierge, notre secrétaire, a abordé le projet avec l'aide de Line Patrice et Michel fera une présentation formelle de l'état actuel du développement et de certains aspects futurs que nous espérons compléter pour l'automne prochain, avec une suite élargie de fonctionnalités. La prochaine phase sera une période de test bêta élaborée, jusqu'à présent, nous l'avons fait avec Line, Michel et moi, maintenant il est temps d'élargir le groupe.

Je tiens à remercier Scott Perron, l'un de nos propriétaires, qui pour plus de 20 ans a effectué le travail de web master, Scott ne t'inquiète pas, nous avons encore besoin de toi pour migrer vers le nouveau site.

Je tiens à remercier France Laroche qui a siégé au conseil d'administration au cours des 24 derniers mois, je suis sûr qu'elle dira que ce n'est pas toujours une responsabilité facile à assumer.

Un merci très spécial à Daniel Laviolette qui a siégé pendant 48 mois au conseil d'administration et qui est venu au bureau en moyenne 3 fois par jour, et nous avons eu des échanges significatifs sur une variété de situations et de projets. Daniel merci pour ces 4 dernières années et j'espère que tu resteras le bénévole numéro un.

Merci à tous d'avoir assisté ou rejoint via Zoom. Un dernier commentaire sur la participation via Zoom : si vous prévoyez d'utiliser Zoom, veuillez envoyer une procuration, les participants Zoom ne comptent pas pour atteindre le minimum de 135 participants pour atteindre le quorum.

Merci à tous.

André Mongrain

25 janvier 2025