WATERSIDE VILLAGE OF PALM BEACH CONDOMINIUM ASSOCIATION INC.

MINUTES OF BOARD OF DIRECTORS BUDGET MEETING
HELD ON THURSDAY OCTOBER 29, 2026 AT 7:30PM AT THE CLUBHOUSE AND VIA ZOOM

PRESENT:
André Mongrain, Director, and President
Michael Shane, Director, and Vice-President
Michel Poirier, Director, and Treasurer (Via ZOOM)
Marc Desrochers, Director (Via ZOOM)
Steven Robinson, Director

And Stacey Casey, Property Manager

ABSENT: Alain Bouchard, Director

Marc Desrochers, Director, was appointed as Secretary of the meeting

1. CALL TO QUORUM

   The quorum was met as five Directors were present or via zoom and the meeting started at 7:30 PM

2. APPROVAL OF AGENDA

   The approval of the agenda, with the addition under item 7 of the agenda of "backflow device", was moved by Michel Poirier, seconded by Marc Desrochers, and unanimously approved.

3. APPROVAL OF MINUTES OF THE BOARD MEETING HELD JANUARY 31, 2026

   The approval of the minutes from the meeting held on January 31, 2026, was moved by Steven Robinson, seconded by Michael Shane, and unanimously approved.

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4. APPROVAL OF DIFFERENT CONTRACTS AWARDED SINCE JANUARY 31, 2026

   The approval of the contracts awarded since January 31, 2026, was moved by Marc Desrochers, seconded by Steven Robinson, and unanimously approved.

5. APPROVAL OF THE 2026/2027 OPERATING BUDGET.

   The approval of the 2026/2027 operating budget was moved by Michael Shane, seconded by Marc Desrochers, and unanimously approved.

6. APPROVAL OF THE 2026/2027 RESERVE BUDGET.

   The approval of the 2026/2027 reserves budget was moved by Michel Poirier, seconded by Michael Shane, and unanimously approved. President Andre Mongrain provided additional information on the various reserve components and the evolution of each reserve for the many years to come.

7. UPDATE ON ON-GOING PROJECTS, WEST POOL, TENNIS, CLUB HOUSE, ASPHALT AND BACKFLOW DEVICE.

   President André Mongrain shared additional details on each ongoing project. West pool is now completed, the tennis resurfacing is proceeding, estimated full availability is expected for the third week of November. The back portion of the club house a permit was granted, the material is on order, and work should be completed by mid-November. A contract was awarded to All County Paving, for the asphalt resurfacing, project is delayed until late April 2027, due to permit delay for submission by the contractor.

   Mr. Mongrain gave an update on the obligation to install backflow devices in accordance with an existing law, as mandated by the City of Boynton Beach. First phase will be 32 of those devices for the model type A and B. Estimated cost is

about $3,000.00 per device. President Andre Mongrain is currently working on funding of such requirement, to eliminate the need to have a special assessment.

8. OWNERS' QUESTION PERIOD

   One owner asked a question about the land owned by the Association on North side of Miner Road, there is no specific project for the use of these parcels of land currently.

9. ADJOURNMENT

   The adjournment of the meeting was moved by Michel Poirier, seconded by Steven Robinson, and unanimously approved. The meeting was adjourned at 8:40pm.

Marc Desrochers, Secretary of the meeting
November 1, 2026