

OCTOBER 31, 2019 MONTHLY REPORT

FINANCIAL INFORMATION

You all know that our fiscal year end is October 31, currently on the financial side we are working to complete our audit file, which needs to be provided to our external auditor by the end of the first week of December. At the last Board meeting a new outside auditor was appointed Danzinger and Associates, due to the retirement of Marc Labossiere who served Waterside as our auditor for over 25 years. The financial data is not incorporated to this report as we felt that it was important to provide you with what is currently going on, ahead of the financial data. Financial data will be issued at a later date.

The operational budget and the reserve budget for the fiscal year 2019-2020 (November 1st 2019 to October 31st 2020) was approved at the October 30, 2019 Board meeting. The monthly fee was increased from \$330.00 to \$345.00 a month, please read on our website the minutes of that meeting for more explanation.

Over the coming 2 months, 4 units will change ownership and there are visitors coming in practically on a daily basis, prices are firming up and we do not receive any more requests from investors since the application of the new documents rule.

WHAT'S GOING ON

1. **SECURITY**

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.

One rule that each resident, visitor and contractor must abide by, is the speed limit, it is 10 miles per hour. If the current situation persists your Board will install speed bumps like there was previously.

2. **LIBRARY**

The library is now open, please check the opening hours schedule posted.

3. **BARRY AND CO**

Last week our accounting processing firm issued emails about a Waterside homeowner portal. Board members and staff would have liked to make an announcement and also have time to review not only the functionality, but also the security behind this portal. We did so on November 11, we will continue to study the package and issue a specific memo on the process, for now nothing is changing from the current procedure.

We encourage our owners to use the ACH payment method.

4. **GROUND MAINTENANCE**

In late October and early November, as part of the 2019/2020 fiscal year, we did some planting of hedges along Miner Road, to the west side of the entrance, at the south end of the west pool, and at the north/east corner of building of 22, and also in other areas where the AC was visible from the street. We have also put down 16 pallets of new sod in order to reduce the bed size around trees and bushes to eliminate the need of mulch. We still have to do about 12 more pallets mainly at the site entrance and around C, D and DD types of units. This should be completed by December 15. Currently we are not planning to have mulch and if there is it may be limited.

We will replace some dead bushes over the next 2 weeks and a plan for the next quarter will be finalized to determine either new or replacement plantings required. We will issue a separate memo on the subject as soon as the Board has reviewed it and determined the cost of the program. Remember that funds come in on a monthly basis, we cannot over run the funds coming in.

Palm trees cutting is scheduled by early December and we will need your usual collaboration by moving car away from Palm trees, notice will be posted.

Due to warm, not to say hot weather, the grass is growing fast helped also by the sprinkler system that is performing at a very high level. The contractor is following the contract obligation, we may have to add one more cut to the agreed schedule.

5. **COURT YARD LIGHTS**

We now have in stock the 20 lamp posts that are part of the 2019/2020 budget and work will start shortly for the replacement of the remaining one. It is a major and a costly task. Thanks to our volunteers that are involved with the installation of the lamp posts, the installation cost is considerably reduced due to them.

6. **TELEVISION SERVICE**

You remember the situation we were faced with in mid August, the cancellation of our TV service from Direct TV, we now have Dish Network as service provider for the U.S. channels. It did take time to fine tune that portion of the TV service and we are faced with similar difficulties for the Canadian channels. Progress is being made on a daily basis and from comments received residents are pleased with the quality of the picture. On the Canadian front we currently have 8 channels in operation and do hope to move up to 12 by the end of November. Remember that this Canadian service is always subject to interruption.

Major issues are the in-ground line that runs by building 24, 27, 28, 29 and 30, the line that runs by building 17 and the one that is going from the postal kiosk to the area surrounding the Provence Alley. We are addressing those situations. Priority is given

to owner's requests that do not manage to get full service on at least one of their TV's. Remaining situations will be tackled later on.

Thanks to Norm Cadieux, Jean Claude Goyette, Roger Mattioli, Rejean Gagnon, Andre Garneau and others who are acting as first responders to help asses unit owner's TV issues. A special thanks to Cable Steve for the time he is putting in to resolve the various issues.

We have made significant enhancement during the past 2 months; it should be noted that this project was forced on us by DirecTV's cancellation of our services. We will replace some distribution equipment; these pieces are currently on order and their installation should contribute to completing the whole process. Some of the in ground cables need repairs due mainly to the infrastructure damage when U-Verse did their installation, but in general it is still well suited for our requirements. ***Please remember always ask the office before doing any digging, you dig, you break, you pay.***

Thanks for reading.

Andre Mongrain President

Jacques Lacoursière Treasurer

November 12, 2019