

## **NOVEMBER 2019 MONTHLY REPORT**

### **INTRODUCTION INFORMATION**

This is a separate report from the usual monthly presentation which normally combines a financial section and one for specific comments. In order to improve availability of information on specific situations, last month we produced two reports. One with only general comments and one on the financial data. We will continue to follow this process in the future. This report which will be produced early at the beginning of a given month will strictly comment on a variety of issues that are of general interest. The financial report will be produced when the data is available later in the month.

### **SPECIFIC COMMENTARIES**

#### 1. **UNITS SOLD**

During the fiscal year 2016/2017, 29 units were sold, same number in 2017/2018 and 22 in 2018/2019. So far for November and December we have 4 units sold and one under negotiation. This is a lot of units that are changing hands and we all have the obligation to make sure that those new owners feel at home at Waterside, *they are all welcome.*

#### 2. **SECURITY**

2019 was a very quiet year in terms of security issues. We continued to improve our fence surrounding our property and we check on the surrounding hedges. We maintain an excellent relation with the Lantana Police Department and with the Town of Hypoluxo. At monthly council meeting of the Town of Hypoluxo, the chief of the Lantana Police Department and the Sheriff's office have very limited comment on Waterside Village and they do thank Waterside for its excellent collaboration.

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 many years ago.*

*One more rule that we should be concerned with is the noise level and the respect of your neighbor, and this is applicable 24 hours a day.*

#### 3. **SOCIAL ACTIVITIES**

Even if we are early in the season some activities are taking place, like the movie night on Mondays (Mr. Roger Mattioli), on Thursday night it is the Canesta card game (Mr. Guy Begin) and on Friday night the Karaoke (Mr. Jean-Claude Goyette).

The social committee is working on the peak of the season activities schedule and it will be published soon. It will start with the registration and the Welcome function. *Please look to the TV community channel 82-1 for news.*

4. **LIBRARY**

The library is now open, please check the posted opening hours schedule. They always welcome book donation.

5. **BARRY AND CO**

The Property Manager, Mrs. Monique Dell and the President attended a meeting with the partners of Barry and Company on November 11, and we still have to work on the new package. Then all of the owners on ACH (automatic payment) did received on or about December 6, a notice about when the ACH will be processed for their monthly fee. An explanatory note on that email was added to the email from the Association with the October financial report. The management of Waterside was not aware that such process would become a standard monthly practice from Barry and Co. using a new software.

Your Board and Management will work on all, not only the implications for our owners but also the process modification needed at the office, like maintenance of email account, bank routing number maintenance, owners list, car registration list and other functionality.

We encourage our owners to use the ACH payment method.

6. **GROUND MAINTENANCE**

In early December, we laid down 5 additional pallets of sod. So far, we have done 21 pallets and we still have some more to do, in order to reduce the mulch requirement around trees, bushes and units. We will decide if we do more during the week of December 9th. This should be completed after the holidays. Currently we are not planning to have mulch and if there is it will be limited.

There is also specific area like to the north side of building 40, between building 17 and 18, between buildings 38, 39, 44 and 45, and finally to the north of building 17 where larger areas of sod will be replaced.

We will replace some dead bushes all over the site and develop a plan for the next 3 months. 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.

*The week starting December 16 will be a very busy one and we will require the collaboration of all residents. During that week Novo Arbor will trim Palm trees, Southern Palm will spray for white fly and finally Mid-South will do sidewalk pressure cleaning. We did try to modify their schedule, but were not able to do so. Notices will be posted of the schedules of the contractors. If you plan to leave*

*Waterside for the Holiday period please leave a set of keys of your car at the office, so we can move it around if required.*

7. **COURT YARD LIGHTS AND OTHER LIGHT FIXTURE**

Of the 20 new lamp posts ordered, 19 were installed, thanks to one of our owners you did the work not only in an efficient manner but also very professionally. The remaining one would go on the north side of building 30, we do need to build the cement base and run electrical wiring from the electrical panel of building 30, this should be done in January.

More electrical fixtures are required like for the shuffleboard, the buildings alongside Miner Road and the buildings to the south of the property, this is also being planned for January.

8. **TELEVISION SERVICE**

Progress is being made on a daily basis and from comments received residents are pleased with the quality of the image. On the Canadian front we currently have 8 channels in operation and hope to move up to 12 before the holiday, Cable Steve did install an additional 8 channel modulator on Saturday December 7, which is a necessity to integrate these new decoders, the community channel and the cameras. Remember that the Canadian service is always subject to interruption.

*In a short period of time a minimum of 4 Canadian channels would be added under channel numbers 76, 77, 78, and 79 and the community channel will be on channel 82 and the surveillance camera will migrate to channel 83 from current channel 80. Channel 80 and 81 will be blank and reserve for future development.*

*The new TV channel listing is available on our website and at the office. We do recommend that residents run one more channel update on their TV's. When you do so, you should have either 104 or 105 channels, the difference being the Dish Network channel guide, channel 1.*

We still have difficulties mainly with unit 100, 206, 222, 223, 307, 310, 376, 560, 623, 709 and 725. We are addressing those situations. Most of those issues are related either to internal or in ground cabling. Some of the in-ground cables need repairs due mainly to the infrastructure damage when U-Verse did their fiber optic 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

December 9, 2019