

## **JANUARY 2020 MONTHLY REPORT**

### **INTRODUCTION INFORMATION**

As mentioned last month this is a separate report from the usual monthly presentation which normally combines a financial section and one for specific comments. *There will be an election this year as 4 candidates have deposited their documents for candidacy, we invite all of our owners to participate in this democratic process. You need to vote for a maximum of three (3) of the candidates, there is this year only 3 open positions on the Board.*

### **SPECIFIC COMMENTARIES**

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

So far for November and December we have 6 units sold and one is under negotiation. This is a lot of units that are changing hands and the *new owners are all welcome.*

#### **2. 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.

#### **3. RULES, REGULATIONS AND OTHER SITUATIONS**

*Garbage and recycling, even if the indication are quite clear, residents are not following the indication. Bleu bin is for plastic containers and aluminum and steel cans and glass, no plastic bags in the bin please.*

*Cars engine are keep running either at the postal kiosk or at the garbage area, please shut of your engine.*

*A new mechanism was install at the green garbage container, open the green door trow your garbage in and close the door, the system will automatically goes on, please do not open the door when you hear a noise indicating that the container is executing a fonction.*

*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.*

#### **4. SOCIAL ACTIVITIES**

*Please look to the TV community channel 82-1 for news, there is new posting inclusive of the season activities.*

## 5. **BARRY AND CO AND THE ACH**

A Board meeting took place on Saturday December 21<sup>st</sup>, 2019 on the subject, please refer to our web site, the minutes from that meeting are posted. The meeting was well attended. The Board elected to use the new software package. See specific note on.

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.

## 6. **UPCOMING ELECTION**

An election will be held on January 25, 2020, there was 3 vacancies on the Board and four candidates are running. 124 of our owners did pick the election materials on December 23, 2019, the remaining envelop were mail to the address on record in accordance with Waterside documents and the Florida statue.

Owner need to return the outer envelope and its contents to Waterside Office. It **must be** received no later than 1.00 p.m. on January 25, 2020, which is the date of the Annual Meeting. For owners that are not present at Waterside, please participate in this democratic process by returning your envelope within a couple of days of reception, your vote count if received before the dead line.



## 7. **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 have not issue new commitments or contracts due to the situation with the ACH processing.

The presage wash of the sidewalk and the spraying for white flies was completed during the second week of December, the palm trees trimming is now schedule to start the 2nd of January, 2020. Check the posted notice on this subject.

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

New electrical fixtures were installed by the shuffleboard and in other location on the property, it is a work in progress, like for, the buildings alongside Miner Road and the buildings to the south of the property, this is also being planned for the month of 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 12 channels available. Remember that the Canadian service is always subject to interruption. You will find the community channel on channel 82 and the surveillance camera on 83.

***The new TV channel listing is available on our website and at the office. We do recommend that residents run an 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. This process should be done every time you feel there are some channels that do not show up.***

Most of the difficulties were resolve, the one remaining are most often due to the last portion of the cabling in a unit or a particular TV tuner. We still have some repairs to in ground cable alongside building 27,28 and 29 that was severally damage when the fiber optic was laid down. ***Please remember always ask the office before doing any digging! You dig, you break, you pay.***

***All the Best for the New Year.***

Thanks for reading.

Andre Mongrain President

Stacey Casey Property Manager

January 3, 2020