

FEBRUARY 2020 MONTHLY REPORT

INTRODUCTION INFORMATION

For financial information please view the separate report issued usually close to month end. An election was held on January 25, 2020 and of the 4 candidates running, Mr. Cadieux, Mr. Desrochers and Mr. Shane were elected to serve on the Board of Director for a term of 2 years. One of the candidates was not present at Waterside for the full duration of the election legal time frame. Cost of the democratic exercise was in the \$4,000.00 range. On January 27 an Organizational Meeting took place, please see the minutes of the meeting posted on the website. Mr. Marc Desrochers was appointed Treasure and he is currently in training to learn our process, and also what is available in terms of software to the Association. He will familiarize himself with the Tops One ACH process done by our accountants.



SPECIFIC COMMENTARIES

1. UNITS SOLD

So far for November, December and January we have 7 units sold. Currently on going there is 2 more under negotiations. We have many visitors interested by Waterside offerings. 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.

A partial car check was done in early January, mainly the west end of the property and found 23 cars either not registered or not matching our records, this is the first step if we want to ensure security on the site. Association revised documents and rules will be strictly enforced on this subject. The east side of the property will be done over the next 2 weeks.

3. RULES, REGULATIONS AND OTHER SITUATIONS

Garbage and recycling, even if the rules are quite clear, residents are not following the rules. Blue bins is for plastic containers, 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 off your engine.*

One rule that each resident, visitor and contractor must abide by, is the speed limit, it is 10 miles per hour. We now have on order 2 new speed bumps and they will be installed, if more are needed, we will add more.

Please be very careful. on crossing railroad tracks, the passenger trains are running at up to 79 miles per hour. For bicycle enthusiasts, please make your stop at street corner, snowbirds are easily recognized and fines are heavy.

4. SOCIAL ACTIVITIES

Santa Claus visited Waterside on December 24, it was nice to see the youngsters at that event, thank you to the individuals involved in the organization and especially Santa Claus who never forgets even with his busy schedule to include Waterside Village in his world tour. On New Years Eve a group of residents attended the New Year's function, everyone present enjoyed it. The registration of residents for the various activities took place



on January 10 and the Welcome reception was held on Saturday January 11, 2020. Both functions were well attended generating new attendance records. We wish the best to the Social Committee volunteers for the season.

5. **SCREENING**

Every season we experience some situations where a guest or renter has not registered at office. Procedures need to be followed, we periodically check on cars make, color, plate number and the matching sticker number, if you are not following the rules, your guest/renter will be embarrassed when they are called out for not having a valid sticker etc. Make sure you and your guests/renters follow all the procedures and that your guest or renter registers at the office following their arrival.

6. **POOLS AND SPA**

The holiday season is the peak period for the pools and spa use. We need to stress some points, always read the rules that are posted by each pool. We are seeing many users not taking a shower before going in the pool, we have even seen bike rider that after their bike ride comes directly to the pool and without a shower they simply go in, this is a sign of a lack of respect for the other pool users. Some pool user after an application of oil or sun lotion simply goes in the pool, then they will be the one complaining that the pool wall is dirty. We have also noticed residents coming in early and placing a towel over chair and then they leave the pool area after doing so, saving the chairs for themselves that other residents may have use.

The spa is not the place for children, and on top, without the surveillance of the parents, this is a very high risk for our owners for insurance coverage, the pools do not have life guard on duty. We did have some issues with the spa in early January with the chlorine feeder, it was repair late in December, one more time in January.

7. **ANNUAL MEETING OF THE OWNERS**

Owners please see the posted minutes on our web site about that important meeting, which does include the election result.

8. **ORGANIZATIONAL MEETING**

Following the annual meeting and the election results, the Directors held an Organizational meeting as required by our governing documents and the Florida Statutes and the Directors elected the following officers: Andre Mongrain President, Normand Cadieux Vice-President, Jean Claude Goyette Secretary and Marc Desrochers Treasurer. For a full complete list of the

Director's functions please see the posting on our web site or on the various bulletin boards all over the site.

9. **GROUND MAINTENANCE**

In early December, late January and early February, we laid down 14 additional pallets of sod. So far, we have done 34 pallets and we still have some more to do, in order to reduce the mulch requirement around trees, bushes and the replacement of damaged areas, mainly by building 46 and 40. We still have to address the situation in the court yard of building 19, the south side of building 18 and between buildings 38 and 39.

The pressure washing of the sidewalks and the spraying for white flies was completed during the second week of December, the palm trees trimming was done in the first 10 days of January.

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

New electrical fixtures were installed by the shuffleboard court and in other locations 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 and the replacement of all tennis lights, being planned for the month of February.

10. **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 on 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 resolved, the ones 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 the in-ground cable 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.***

We will be removing old owners' antennas that are not used anymore, many owners are switching back to the Association channel availability.

Thanks for reading.

Andre Mongrain President

Stacey Casey Property Manager

February 4, 2020