

## **MARCH 2020 MONTHLY REPORT**

### **INTRODUCTION INFORMATION**

The newly appointed Treasurer Marc Desrochers did produce in mid-February the financial information, please view the separate report issued.

### **SPECIFIC COMMENTARIES**

#### **1. CORONAVIRUS CAUTION, BETTER TO BE ON SAFE SIDE**

We do not want to be alarmist, but we should use caution during this high level of activities at Waterside. On TV channel 95-3 or 95-6 which are health channel they did mention the following measures to minimize/limit the risks:

- **Wash your hands often with soap and water for at least 20 seconds**
- **Use an alcohol-based hand sanitizer with at least 60% alcohol, Waterside has installed some in high level of areas of activities**
- **Avoid touching your eyes, nose and mouth**
- **Avoid close contact with people who are sick**
- **Stay home if you are sick**
- **Cover your cough or sneeze with a tissue, then throw the tissue in the trash**
- **Clean and disinfect frequently touched objects and surfaces**
- **From US health authorities face masks are not effective**

**THIS NOTE WILL BE PUBLISHED ON OUR WEBSITE AND ON THE BULLETIN BOARDS**

#### **2. SHARING PROJECT**

The sharing project introduced in late 2010, with a first disbursement of \$2,900.00 in January 2011. Of that amount \$1,500.00 was for the benefit of the Rolling Green Elementary School. The Project is now in progress for the year 2020 under the leadership of Mr. Yves Marchand and the support of a group of residents at Waterside. Since the launch, \$108,046.00 has been given by our residents. Thank you to all who have participated in the past and we know that Waterside will be successful with the program for the current year.

Hypoluxo Mayor Brown and all the people in attendance at the Town council meeting held on February 19, 2020 did stand and clap their hands for Waterside, the Mayor requested a summary of our actions since inception and

he has forwarded that information to the Palm Beach Post and to the Coastal Star.

3. **FEDERAL SURVEY (CENSUS 2020)**

On April 1, 2020 a federal census will be conducted, some of you may have already received forms, please complete the survey, even if you are at Waterside only on that day, this includes guests, visitors, renters etc. It is important for the county and for the Town of Hypoluxo. A lot of grants and government programs allocations are based on the census data head count. We recommend that you complete the form even if you are a snowbird. If you need help to complete, please come to the office, and the office staff or a Board member can assist you.

4. **UNITS SOLD**

Since November 1<sup>st</sup> 2019 we have 8 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*. We are also experiencing units that are moving down by one generation, this is excellent for Waterside, owners' kids do know Waterside and they will assure the continuity. Some real estate agents also have potential buyers looking at Waterside.

5. **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 February, mainly the east end of the property and found 20 cars either not registered or with information 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.

Speed humps will be installed on the main access roadway, and if needed more will be installed, speed limit is 10 miles per hour, residents need to abide by the rule and also communicate the rule to their visitors, delivery trucks etc.

We are reviewing our entrance gate operation due to the high level of confusion between the visitor and the resident using same entrance gate, we will report on this subject before the end of March.

## 6. 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. We are considering installing a camera in the area.*

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

## 7. SOCIAL ACTIVITIES

Even with a so-so weather condition the Valentine party took place with over 200 residents attending the function. For our guests and visitors the best time to be at Waterside is early January in order to register for the various activities. When coming later in the season, it is not possible to register to some of the activities like shuffle board and the petanque. Your option will be as a replacement for absentee member. Those people can always join for the Monday night film, the Friday night Karaoke, the library, the Saturday softball and other functions.



*Members of the Social Committee*

*Back Row: Dennis Labonte, Pierre Rouleau, Marcel Renaud*

*Front Row: Alayn Plante, Gerry Coderre, Guy Hamel, Bruno Doyon*

8. **ELECTRICAL PANEL, IS MY PANEL A FIRE HAZARD?**

Most of us take our electrical system for granted. Unfortunately for some of us, the wonder of modern electricity could be a little outdated and require a critical update to prevent a fire hazard.

Most of our electrical panels inclusive of circuit breakers, which is the most important part of each unit's electrical system, *may include one of the following panel brands and they SHOULD BE REPLACED, Federal Pacific Electric (FPE), Challenger and Zinsco*. These panels have breakers that have been found to overheat under normal circumstances and create a risk of fire. Our demand for electricity has increased greatly since they were first installed and the failure rate has also.

As insurance companies are aware of this problem, they are cautious when writing new policies, they simply refuse to renew. They will require panel replacement before securing coverage, same on a sale transaction an inspector will issue a notice on this subject and mortgage companies will refuse to grant a mortgage in such a situation.

Owners please check the brand of your panel by looking inside the panel, sometimes on the door opening mechanism.

Many of our owners have already replace their electrical panel, *if you have done so please send an email to the office to mention such a fact*, if not we do strongly suggest that you do so. Over 25 of our owners are currently doing so, some are also installing a surge protective device. We may have to do a survey of all units if required by our insurance broker.

9. **WATER HEATERS**

Remember that under our condo documents, we require that water heaters be replaced 10 years from manufacturing date which is printed on the water heater. Two of the last water damage situations were the result of an old water heater, this is negligence and the Association will claim against an owner for damages to neighboring units.

10. **GROUND MAINTENANCE**

Since early December we have laid down 48 pallets of sod and we still have some more to do. This was done in order to reduce the mulch requirement around trees, bushes and for the replacement of damaged areas. 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, and in smaller area not visible from a high number of residents.

***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 if required.***

New electrical fixtures were installed by the tennis court, the petanque court, on buildings 1, 3, 5, 7, 27, 28, 29 and on buildings to the south side of the property. A test should be conducted during the month of March on the retention pond.

11. **TELEVISION SERVICE**

We will be removing owners' old 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

March 4, 2020