

NOVEMBER 2020 MONTHLY REPORT

INTRODUCTION INFORMATION

Florida's wave of the corona virus is still going on, the daily average does fluctuate, the trend is not positive for the long run. Palm Beach County is in a better shape than the State average. From a country total, daily cases exceed 100,000 which will be very hard to reverse in the short term. Waterside residents have been blessed so far as there was only one case reported and the resident went on quarantine.

It is mandatory that Waterside residents' report to the administration positive test results, the same applies to contractors on site. Quarantine obligation during the period of time waiting for the results should be followed.

Tropical storm ETA did cause some very small damage on the site with one tree down, what is of concern is the possible water infiltration in some units, we may find more as snowbird are coming in.

SPECIFIC COMMENTARIES

1. GENERAL COMMENTS/CONCERNS

We are currently testing a way to have our annual meeting virtually. Your Board is doing test and a motion will be tabled at the November 13 Board meeting, to allow this virtual process to be used. This was all reviewed by our legal firm before making the motion.

We are finalizing the year-end (October 31st, 2020) financial report and audit file. The auditor will be in a position to start her task on November 23rd.

For the owners that may consider renting their unit on a long-term lease, you must consider the risk related to such a lease. Here are some photos of one unit who did have a long-term renter. Yes, what you see is exactly, two (2) large snakes, two (2) big lizards and there was also a large fish tank, we are not including other photos that show the condition the unit was left in. Now the Association is trying to eliminate an insect infestation from that unit, an invoice will be sent to the owner for this last item.



2. POOLS AND SPA

There is still the obligation for the residents to bring their own chair to the pool.

To the pool users, please be sure to complete BOTH FORMS EVERY TIME you go to the pool.

If you are sick with any illness, have a fever or tested positive for COVID-19 you are not permitted to use the amenities. Please advise the Administration if you test positive.

So far, the west pool remains closed and if the situation at the State level is not modified it will remain close. The State of Florida extended the emergency measure until January 2nd. At the east pool, the total number of persons that can be at the pool is currently limited to 12, this will be reviewed before the publication of the December report.

3. ADDITIONAL EQUIPMENT INSTALLED TO MINIMIZE RISK.

Waterside is working hard to maintain a safe environment on site. Now that it is mandatory to wear a mask in all public spaces in Palm Beach County, we hope this will help minimize the number of cases. Waterside has and will continue to do its best to be on the safe side. Please maintain the social distancing not only on the Waterside site, wear a mask in public spaces and wash your hands as often as possible.

The east pool ladies' room is being equipped with touchless equipment and should be open on November 16.

4. SECURITY ISSUES

Nothing to report since the September report. *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.

The new main City of Boynton Beach police station is now fully operational at the corner of High Ridge and Gateway, this creates a very large circulation of police cars on Gateway, Boynton police department covers the south side surrounding our development.

The fire station #5 also on High Ridge is now in service, remember that this is the station that does serve Waterside; for both the fire department and the first responder paramedics. Both the police and the fire department are in near proximity to Waterside.

5. UNITS SOLD

Since November 1st 2019 we have 16 units sold, no change since last report, there is one currently under negotiation. There is interest for Waterside, your Board is pleased with the level of requests even under the current pandemic situation.

6. SUMMER PROJECTS

We are making steady progress on the summer projects list if simply the awarded contracts can be completed, there is shortage of qualified staff; please visit our website for the latest update.

7. THE UPCOMING WINTER SEASON

Review the October report for more elaborate comments on this subject.

At the Board meeting on November 13, a resolution will be made to modify article 24 of the Rules and Regulations, please review the minutes when published, if you did not attend either the meeting at the club house or via the “webinar”.

8. GROCERY, PHARMACY AND OTHER PROVIDERS INCLUSIVE OF TOTAL WINE

For those residents interested, there are companies that could do your grocery shopping for you and deliver it directly to your unit. The main two companies are Instacart and Shipt. They service different stores but some of the main stores they service are Publix, Target, Costco, BJ’s, Aldi, Total Wine, Petco and CVS pharmacy.

To our owners who have attended in person or via a Zoom base webinar last Friday November 13 thanks. The way that the Board meeting was conducted was really a test for the January 2021 annual meeting.

Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

November 15, 2020