

JANUARY 2021 MONTHLY REPORT

INTRODUCTION INFORMATION

Florida's wave of the corona virus is still going on, the daily average remains high, the trend is not positive and the impact of the holidays has not been felt yet. Palm Beach County is in better shape than the State. It is possible for snowbirds to get vaccinated, but the rules and, what is required are not available, like do you need a residence or not, does a renter qualify, they need to produce information about the whole process. We will issue specific release when we learn more.

The Palm Beach County registration system is not functional, you can send an email via chd50feedback@flhealth.gov and record your request. In a following email we will send the information provided by the Mayor of Palm Beach.

Waterside residents have been blessed so far; we have had a total of 3 of our residents that have tested positive since last February. We have to maintain our discipline and assume our responsibility.

Palm Beach County does issue an Emergency Order directive on a weekly basis, the last one under the title 2020-012 provides on page 3:

*“Facial coverings must be worn by all persons in public places where social distancing in accordance with CDC guidelines is not possible or not being practiced. For purposes of this provision, **public places shall include any outdoor areas that are open and regularly accessible, including, but not limited to, common areas within private communities accessible to more than one housing unit**”.*

Your Board will issue a separate memo early next week trying to explain the meaning of this Order.

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.

SPECIFIC COMMENTARIES/CONCERNS

1. YEAR END FINANCIAL

Year-end financial data was provided to our auditor on November 24th and she is in a position to complete her mandate. We are expecting her first draft within the next week.

2. THE UPCOMING ANNUAL MEETING

The annual meeting will take place on Saturday, January 30, 2021, there will be limited seating available in the club house and owners will be able to attend via a Zoom webinar, please verify your email during the week leading to the meeting date”.

If you have not already done so, please sign and return the English version of the PROXY, remember that the only purpose and use of this document is to make sure we do achieve the quorum required to hold an annual meeting, it is not used for any voting purpose. If you attend either in person or via Zoom than your proxy will be eliminated.

3. POOLS, SPA, THE SHUFFLEBOARD AND THE LIBRARY

Pool hours are now from 7am to 7pm on week days and from 9am to 7pm on weekends and statutory holidays. The lady’s restroom is now open, with all touchless equipment, faucets, soap dispensers, toilet flushes, etc.

The west pool remains closed and if the situation at the State level is not modified it will remain closed. The State of Florida extended the emergency measure until January 21st. At the east pool, the total number of persons that can be at the pool is currently limited to 12 and will be increase to 16 with the publication of this report. So far when analyzing the sign in report and camera review it is on very limited occasions that there is more than 8 persons in the pool area.

REMEMBER NO VISITORS ARE ALLOWED.

There is still the obligation for the residents to bring their own chairs to the pool and to sign the registration process for tracking purposes. Operating protocol are also in place for the shuffleboard and the petanque. We have not established protocol for the tennis nor the pickle ball, beside the non-use of the sitting area to the north of the tennis courts. Social distancing is a must at all activities, if impossible to maintain than wearing a mask is a must.

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.

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.

5. UNITS SOLD

Since November 1st, 2020 we have 6 units sold, there are two units currently under negotiation. There is interest for Waterside, your Board is pleased with the level of requests even under the current pandemic situation. The main reasons for potential buyer interest are the excellent financial position, the way the site and buildings are maintained, the communication availability and finally yes, the quality of our residents, you remain our best real estate agents.

6. SUMMER AND FALL 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

Our snowbird residents are coming in greater number than what was expected and due to this situation, we cannot stress it enough, please wear a mask, maintain social distancing and wash your hands, for sure no handshakes. The health and safety of our residents and staff depends on it.

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.

9. THE GARBAGE, RECYCLING AREA

Even with elaborate signage, residents do not understand, that yellow bins are for paper and reduced in size cardboard cartons, the blue bins are for plastic bottles and metal cans. It is always a mess, cardboard boxes are not reduced in size, paper end up in the blue bin. Please no pizza boxes in the paper bins and no plastic supermarket bags in either color bin.

Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

January 10, 2021