

FEBRUARY 2021 MONTHLY REPORT

INTRODUCTION INFORMATION

Florida's wave of the corona virus is still going on, the daily average remains high, the trends stable, number of deaths is on the rise. The following is a release from the Palm Beach Post on February 4: "COVID-19 deaths continued to mount in Palm Beach County and across the state on Thursday while the number of new cases rose slightly, according to the latest update from the Florida Department of Health".

Driving to and from Miami Beach last Sunday, President Mongrain estimates that no more than 50% of the persons walking on Collins Avenue and also on the main street in Fort Lauderdale were wearing a mask or maintaining social distancing, the restaurants were packed like sardines, and these will be the future spreaders. We suggest that you do not go to those places, West Palm Beach is more respectful of the mask wearing and of the social distancing.

Waterside maintains that you wear a mask, maintain social distancing, wash your hands and follow the protocols in place for each activity. For our residents that had the privilege to receive the first dose of the vaccine, please do not lower your guard, the various variants are serious challenger.

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.

On Saturday January 30, 2021 was the annual meeting of the owners, in total we had 284 attendees. The breakdown of attendance is as follows: at the clubhouse 5 units were represented, via Zoom 79 attendees and finally 200 were represented via their proxy.

Please review the minutes of the Board and annual meeting they should be on our website over the next week.

SPECIFIC COMMENTARIES/CONCERNS

1. YEAR END FINANCIAL

Year-end audited is posted on our web site, and also the comments issued on the same, Waterside enjoyed a positive opinion and there was no difference between the internal Profit and Loss statement and the auditor statement. A new rule was introduced which did modified the balance sheet reporting. Please refer to the specific comments issued by the President on the subject.

2. UNITS SOLD

Since November 1st, 2020 we have 9 units sold, there are four 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 fissionability of communication and finally yes, the quality of our residents, you remain our best real estate agents.

3. SECURITY ISSUES

There was an issue last week. A notice was issued by the Town of Hypoluxo on the matter and we forwarded the same on a separate email. *Please it is important to always lock your car. All 11 cars that were “broken in” to were not locked and this was all over the Town of Hypoluxo. 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. We are in discussion with FPL, supported by the Town of Hypoluxo, to install on one of FPL post 2 cameras one looking north and one looking west on Miner Road, if FPL does not agree we will install our own post.

The main gate entrance controls modification is now completed and that gate will remain at all times in a closed position. We are planning to have a similar installation on the exit side depending on cash flow and consideration for the insurance premium payment.



4. FALL AND WINTER PROJECTS

We are making steady progress on the projects list if simply the awarded contracts can be completed, there is shortage of qualified staff; please visit our website for the latest update. We have now completed the contract for the main entrance gate opening mechanism, the replacement of the dead bushes and the sidewalk pressure cleaning, there is some area still requiring the cleaning process and it will be done by our staff.

The next wave of bush replacement will be on Miner Road, we have the last 100 feet to do, then we will do the south east corner of the site, to the south of unit 366 and the east of unit 354. We still have to replace some dead bushes all over the site.



5. THE IMPACT OF THE CANADIAN VIRUS RULES

It is expected the new Canadian rules will limit the numbers of snowbird residents coming this winter to their residence. So far only one resident decided to return due to the introduction of these rules and it was a special situation.

6. 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 ends up in the blue bins. Please no pizza boxes in the paper bins and no plastic supermarket bags in either color bin.

We will modify the signage on the green container door and from a suggestion from one owner at the annual meeting, your Board will consider a time operating schedule for the compactor and also installing a camera at the garbage area. It is easily feasible, but someone would need to monitor it.

Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

February 5, 2021