

## MARCH 2021 MONTHLY REPORT

### INTRODUCTION INFORMATION

Florida's wave of the corona virus is on a downward trend, except we still need to be very careful. Vaccination process is ongoing with a very high number of residents so far vaccinated, everyone over 65 years old, beside 3 people, received at a minimum the first dose. We do hope that in a very short time this will be reduced to 60 years and over, this will contribute to what is called "the heard immunity".

*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 and second dose of the vaccine, please do not lower your guard, the various variants are serious challenger and Waterside residents need to show example.*

*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.*

It's more than a year since the beginning of the pandemic, only 3 residents have tested positive with a mild condition, no new cases reported on site since last November.

### SPECIFIC COMMENTARIES/CONCERNS

#### 1. CURRENT YEAR FINANCIAL SITUATIONS

Please refer to the specific information email issued by the middle of the month. Always remember that you can find all issued email and specific memo on our web site at <http://www.watersidevillage.com>. Many of our new buyers print some of those documents when they are searching for information on Waterside. It is in the project list to redesign our website.

#### 2. UNITS SOLD

Since November 1st, 2020 we have 13 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 of the Association, the way the site and buildings are maintained, the availability of information and finally yes, the quality of our residents, you remain our best real estate agents.

Buyers also are concerned about the future, wondering will we continue to travel to countries we have limited knowledge of, will we still take a cruise or will we concentrate our holidays time to area we are familiar

with. For our Canadian snowbird buyers, the exchange rate is also currently favorable.

If you plan to sell your unit please make sure you use the Association website and if you have a real estate agent involved make sure they list your unit on our website or you reserve the right to do so if they do not agree.

To our new owners “welcome” and get involved in the activities, the first one should be to read our monthly reports.

### 3. SECURITY ISSUES

There are no issues to report in comparison to last month. *Please 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. FPL did not agree with our request about installing 2 new cameras on their post, so we will install our own post to accommodate the 2 cameras, one looking west and one looking east on Miner Road.

### 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 workers; 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 three residents decided to return, for a total of 7 people, due to the introduction of these rules and we welcome the arrival of 2 people.

## **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 supermarket type plastic 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

March 1, 2021