

AUGUST 2021 MONTHLY REPORT

INTRODUCTION INFORMATION

SPECIFIC COMMENTARIES/CONCERNS

1. THE CANADIAN TV CHANNELS

Since the beginning of its existence, Waterside Village has had a cable system allowing it, among others, to provide in each condo unit two packages of TV channels (American and Canadian). American channels have long been provided by Direct TV and, in recent years, by Dish TV. Canadian channels have always been received via satellite. It should also be noted that the cable distribution system belongs to Waterside, which gives us complete freedom of distribution. However, this system requires maintenance. To this end, this autumn we will correct the failures on part of the system.

In recent years, the reception of the Canadian channel offering has often been lacking and has required many adjustments and investments to increase the quality and number of channels available. In early 2018, we managed to stabilize the situation and offer a dozen channels in high definition.

Unfortunately, in 2020 and 2021, the reception of many channels via satellites was transferred to a satellite that does not cover the southern United States, which deprives Waterside of almost all important popular channels and currently leaves us with only three functional channels. This situation is not unique to Waterside; At least one other community in our area has the same type of problems and has notified its owners that Canadian TV will no longer be available in the community this fall.

All the research that has been done leads us to a single conclusion, the offering of Canadian channels is deteriorating and there is no other provider of the same type that we can use with our cable system.

There are offers of international pay-tv on the market via a TV box or directly on the Internet, but these offers are the result of piracy. In addition, beyond legality, our research tells us that they would not be reliable or secure when installed on a cable system. For these reasons, we face a major dilemma regarding the provision of Canadian channel offerings with this type of technology through the cable system. When we arrive in the fall, we will try to see if there is an opportunity to maintain a few Canadian channels, but there is little hope.

As a result, each owner will have to, if he wishes, do his own research on the Internet if he wants to receive French-language television channels in his unit.

We know that many of our owners are already using modified TV boxes or firesticks to capture Canadian and international television.

* Note that legal proceedings have been undertaken by Canadian companies to prohibit the sale of TV boxes.

2. COVID LATEST INFORMATION

The CDC has now issued protocol for FULLY VACCINATED PEOPLE, your Board still recommends to be very cautious about the whole situation. There is confusion over the current situation in Florida, rate of infection remain high with the new virus variant and more variants are coming down. This week a State of Emergency was declared in Palm Beach County and the positivity rate is currently over 19% in the county. **ABSOLUTELY NO ONE WILL BE ADMITTED INTO THE WATERSIDE OFFICE IF THEY ARE NOT WEARING A MASK!!**

3. CURRENT YEAR FINANCIAL SITUATIONS

Please review specifics on the financial situation, the next issue will be in September and right after will be the budget presentation for the coming fiscal year from November 1st 2021 to October 31, 2022. The painting program for the current year is now completed. We did have to make a very costly repair to our infrastructure sewage line for building 40 and we are in discussion to install a state-of-the-art new visitor access panel which is required due to non-availability of repair parts for our current panel. Please review the summer projects list.



4. UNITS SOLD

Since November 1st, 2020 we have 22 units sold, there is one unit currently under discussion, if this materializes it will bring the total to 23 units sold for the last 9 months. In fiscal year 2019/2020 we had a total of 16 units sold. There is interest for Waterside, your Board is pleased with the level of requests even under the current pandemic situation, your Board does estimate from exchanges that there are 4 more potential buyers looking for units at Waterside. 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, quick reaction to a given situation and finally yes, the quality of our residents, *YOU REMAIN OUR BEST REAL ESTATE AGENTS.*

5. SECURITY ISSUES

No issue to report. Please *it is important to always lock your car, and if you see something, say something.* 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, they will answer the phone and take appropriate action when it relates to security.

6. RULES AND REGULATIONS

Your Board must emphasize that our rules and regulations must be followed by all residents. It is the obligation of owners that rent their units to make sure their renters are abiding by the rules. This is not the case right now, mainly with the residents not wearing cover ups when out of the pool area. No one can walk around on the property in just their bathing suits.

It is the responsibility of every owner to make sure the rules and regulations are adhered to by all, this includes renters.

7. REMINDERS FOR HURRICANE SEASON

So far so good, please remember that we are really just coming up to the peak of the hurricane season. On the Waterside website you will find a very exhaustive procedure for the hurricane season, please consult it. Each one of us should make a Family Disaster Plan and practice it with the family members! Use the Evacuation Zone Look-Up tool at www.ReadyPBC.com or view the Know Your Zone Map shelter locations. You can also access

<https://discover.pbcgov.org/publicsafety/dem/Pages/Hurricane.aspx>

The best site to follow the development of storm is either www.unkebe.com or www.nhc.noaa.com

Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

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