

SEPTEMBER 2021 MONTHLY REPORT

INTRODUCTION INFORMATION

SPECIFIC COMMENTARIES/CONCERNS

1. THE CANADIAN TV CHANNELS

Since last month's report was released, some of you did ask questions or send in comments. You need to understand that the Association will not provide French TV service and this will happen by the of September. We are seeing owners that still advertise that French TV service is "available" either in their search for tenants or in the sale documentation when offering their unit.

Please refer to the month of August report in case you have not read it for more details on the situation.

For current residents who have their own antenna, you should make the call to cancel service depending on your own situation. We did test one owner who has an antenna on site and there is no service and the following notice appeared on their TV screen:

"A refresh may be necessary to restore the programming in this receiver "

and then they provide phone number and email info. Remember most of the TV stations are now on satellite G1, and that particular satellite does not reach Florida.

As stated last month, "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 cannot insure the provision of Canadian packages with this type of technology through the cable system for Canadian channels".

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.

3. CURRENT YEAR FINANCIAL SITUATIONS

Please review specific on financial situation, it was issued just before this report.



4. UNITS SOLD

Since November 1st, 2020 we have 25 units sold, 3 more than last month's report, there is one unit currently under discussion, if this materializes it will bring the total to 26 units sold for the last 9 months. In the 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 three 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

Only one issue to report, and it is one of the long-term renters that created the issue. 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, it is not the case right now, mainly with the body coverings when out of the pool area. A notice to that subject was posted on the pool gates.

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

8. SERVICE OR EMOTIONAL DOG

The Board was faced with one situation on one of the units sold. The buyer did claim an emotional dog status. The law was modified some time ago, allowing condo and HOA to review support for such a request. Before we were not in a position to review the documentation, we simply had to accept the word of the claimant.

The documentation provided was reviewed by your Manager, your Board and our law firm. After discussions with the law firm, we did not have any alternative, the Board accepted the transaction.

The law does state:

“Under the Federal and State Fair Housing Acts, an Owner, Tenant or Guest who is disabled/handicapped may request reasonable accommodation(s) to the Association’s rules, policies, practices, or services when such accommodation(s) may be necessary because of his/her disability/handicap.

For more information on the rules pertaining to requests for reasonable accommodation, please review the “Joint Statement of the Department of Housing and Urban Development and the Department of Justice on Reasonable Accommodations under the Fair Housing Act” at https://www.justice.gov/sites/default/files/crt/legacy/2010/12/14/joint_statement_ra.pdf, along with the Department of Housing & Urban Development’s (“HUD”) FHEO-2020-01, dated January 28, 2020, and Florida Statutes Sections 760.27, 817.265 and 413.08(9).”

There is a procedure for making a request for accommodations, and in the current case the process was followed, initiated by our manager and all submitted in accordance with the law. The prospective buyer provided all information requested by the Association and finally the prospective buyer did agree to all restrictions imposed by

the Association. We are pleased to welcome this new owner and wish them the best living experience at Waterside.

9. ORBITUARIES

We have recently lost many owners or spouses of owners, please remember Dr. Rodrigue Prud'homme, Dentist Mr. Lucien Touchette, Mrs. Michelle Veilleux, Mrs. Carole Pierre, Mr. Raymond Boutin, Mr. Pasqual Gonella, Mrs. Andrea Noel and Mr. Gerald Sequin and finally a great all-around volunteer Mr. Yves Boucher (a short video is on our website on Mr. Boucher).

To all spouses and family members of the above people, please accept our sincere condolences. You can find more information on the Association's web site.

Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

September 6, 2021