

NOVEMBER 2021 MONTHLY REPORT

SPECIFIC COMMENTARIES/CONCERNS

1. THE CANADIAN TV CHANNELS

There are only 9 French TV channels available on the cable system of Waterside. Dish Network has added about 10 local channels to its offering. This was mentioned at the last budget meeting on October 28, there was 68 owners attending either in person or via Zoom.

This offering of Canadian channels will remain on until we can no longer have access to them. We do know that it is the intention of the provider to transfer them to a different satellite, that receivers cannot capture once you are 70 miles to the north west of Washington DC.

For current residents who have their own antenna, you should make the call to cancel service depending on your own situation. We tested one owner's antenna on site and there is no service available beside the one offered on Waterside cabling, so we are recommending that all those antennas be removed from the site.

2. NEW GATE CARDS

We are replacing the access control and card system at the entrance. All owners will be provided with a maximum of two cards, they will have to pick them up at the office, fill a form and sign for receipt of the two cards, a copy of the signed document will be kept on file with the card numbers assigned.

For long term renters, (those with one-year long leases) the cards will be provided to the renters, who will sign for them on behalf of the owners, a copy of the signed form by the long-term renter will be placed in the owner's file and an email will be sent to the owner for his records.

For guest or short-term residents, only one card will be provided, and the same process will be followed with a copy in the owner's file, an email sent to the owner and the remaining card will be placed in the owner's office file, for future pick by the owner.

IN ALL SITUATION IT IS UP TO THE OWNER TO RETREIVE THE CARD FROM THE LONG-TERM RENTER ON DEPARTURE OR FROM THE SHORT-TERM RESIDENT. ANY REPLACEMENT OF A CARD WILL CARRY A REPLACEMENT FEE OF \$50.00 AND THE CANCELLATION OF THE ORIGINAL ONE.

This process will ensure a better control on who is using the card and improve the security on site.

Please pick up your replacement cards as soon as possible, we hope to have the system in operation by November 13. Keep the your old one until the new system is operational, place one of the new cards in your vehicle so you will be in a position to enter when the system is changes over.

Please see notices on the evolution of the installation on our bulletin board.

3. GATE OPERATION

For the benefit of our new residents or of our snowbirds, the entrance gate functionality was modified, we moved away from a hydraulic system to a mechanical, the process is slower, the main gate opens first and then the arm. Please do not tailgate, the arm comes down pretty fast, the main entrance gate remains closed when no residents are coming in, more security, we will do the same later on with the exit gate.

4. UNITS SOLD

Since November 1st, 2020 we have 28 units sold, three more than last month's report, there are two closings that will take place in November, these two will be counted in the Association's new fiscal year. 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, this situation was reported in the September report and it is ongoing. 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. SERVICE OR EMOTIONAL SUPPORT ANIMALS.

The Florida law was changed about 2 years ago, and now the Association has the right to ask for documents from a qualified doctor on the need for such an animal. We have currently one situation and we will pursue all legal means to make sure the dog in question is out of the site. In one situation the appropriate documentation was received by the Manager and in the second one it was a certificate signed by a “doctor” that runs ads on a web site, the cost is very low and no appointment just a signed document.

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 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 accommodation, and in this case, none of that was done by the landlord. Our manager initiated the legal process and submitted it all in accordance with the law. The dog in question is still on site and we are continuing the procedures.

8. WHAT’S WILL GO ON IN THE FUTURE WEEKS.

8.1 2021/2022 BUDGET

The budget for our fiscal year 2021-2022 was approved on October 28, 2021. Remember that our fiscal year runs from November 1, 2021 to October 30, 2022. An easy breakdown of the \$20.00 increase, \$15.61 is simply the forecasted increase of our insurance premium, then we have \$3.00 to cover water and sewage, as our snowbirds will be present during the current year and finally \$2.00 for infrastructure investment. The sum of the other budget components is a nil increase.

8.2 PALM TREES TRIMMING

A contract was awarded, we are awaiting the scheduled start date for the trimming, please be careful when they do start the work.

8.3 FLOWER BEDS.

A contract was awarded for the planting of new flowers at the entrance, installation date is pending.

8.4 ASPHALT SEALCOATING AND REPAIR

This is one more contract pending, please follow the lane closures when the work will be performed. For the sealcoating, it is a partial application, our staff will continue to do smaller areas.

8.5 THE MULCH

Owners, renters that want to help with the application of the mulch, you are welcome, thanks to the ones that are currently doing their share, contractor staff is not available.

Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

November 4, 2021