

JANUARY 2022 MONTHLY REPORT

SPECIFIC COMMENTARIES/CONCERNS

1. THE CANADIAN TV CHANNELS

There is a limited number of Canadian channels available and we will maintain those until the end of April 2022. From what we understand, most of our owners have found alternative solutions which the Association cannot provide similar type of service from the head of the line.

We are still trying to add more surveillance cameras and they will be located on channel 82 and the current ones will remain on channel 83.

For current residents who have their own antenna, you should make the call to cancel service. If you have decided to do so, please advise the office and we will be pleased to remove the old dish.

2. NEW ENTRANCE GATE SYSTEM

The replacement of the access panel control and the card system is now completed and a certain number of owners have not pick up their entrance cards so far. We did have some difficulties with the computer system that support the various functions of the entrance gate, but all major issues were resolved.

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

This new process will ensure a better control on who is using the card and improve the security on site. The Board is considering that due to heavy traffic, to leave the main entrance side swing gate open from 4pm to 7pm on week days when the full-time guard is on duty, a final decision should be made shortly.

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, 2021 we have 8 units that changed hands. We have a lot of visitors looking for units. There is limited offering on our website, so interested buyers need to

look at our website very often to see if there are any new listings. In the fiscal year 2020/2021 we had a total of 28 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 two 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 issues 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, 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. This includes specific and temporary rules that are issued due to the Covid situation in relation to social activities or Association meetings.

7. THE GARBAGE, DRY GOODS AREA AND RECYCLING.

This is a long-standing issue and it not improving by the passage of time and the evolution of the home delivery service that does create a lot more cartons to handle.



Let's review the current rule under Article 15 reads as follow:

15. GARBAGE DISPOSAL

15.1 All garbage must be tied securely and disposed of in the trash compactor.

Add on: *if the compactor is running, please wait until it stops before opening the door chute. If you open it while running it will jam the chute. If the entrance to the chute is full, please use the broom to push down what is in the chute do not leave your trash on the walkway surface. Finally, please do not dispose any material post 9pm or before 8am, respect your neighbors!*

15.2 Recyclable materials must be placed in the designated recycle bins located at the north side of the garbage container and in compliance with the posted instructions.

Add on: *Yellow bins are for paper, cartons and cardboard (see 15.3), please no dirty material like pizza box. Blue bins are for steel, aluminum or plastic material, free of bags or bag containers, these need to go to the compactor. No material should be placed on the floor. We see a lot of things that are put in the yellow or blue bins including cat litter, pizza boxes with pizza still in them, bottles and cans tied up in Publix type plastic bags, large bags of kitchen garbage, even a toilet bowl, it is unbelievable.*

15.3 All cardboard, packing material and boxes must be broken down, when appropriate, before being placed in the garbage container or recycling bins.

Add on: *Here we mean cut to small pieces, so we can place more than 2 cardboards in a single bin. With the increase of home delivery this creates excessive volume of cardboard. If there is no room in the bins, please put items directly in to the compactor.*

IF THE BINS ARE FULL, DO NOT PILE ITEMS ON TOP OF THE LIDS OR STACK ON THE GROUND, WASTE MANAGEMENT WILL SIMPLY LEAVE AND NOT PICK UP ANY OF THE BINS.

15.4 All old appliances, furniture and other large items must be removed from the Association Property by the Unit Owner's moving or delivery people or placed in the designated area on the east side of the garbage container.

Add on: *this is the area that is often called the dry goods, you should remember not to place anything in the drive-in area, the large Waste Management truck needs clear access to back up in the area when picking which is normally on Thursdays. All mirrors or glass table tops need to be broken up and placed into a cardboard box and taped closed prior to be being placed in the dry goods area for the safety of all residents and staff.*

15.5 Contractors doing any work in a Unit must remove all debris from the Association Property at the end of each day.

Just for your information the cleaning and sorting process that our staff needs to do takes over 10 hours of their time on a weekly basis. This is time that could be spent working on property maintenance. Anything that is not properly sorted by you simply goes into the compactor, please recycle properly or just place everything in the compactor!

We will also install a camera that will produce a picture of every one coming into the area so we can see who does not abide not only by the rules and add-ons but also by your own common sense!



8. WHAT IS COMPLETED OR WILL BE SCHEDULED IN THE FUTURE WEEKS.

8.1 COMPLETED PROJECTS

-- Budget for the fiscal year 2021-2022, completed and approved on October 28, 2021. For new owners please see our website to have the full detail, main concern remains the insurance cost evolution, see last month report for specific comments on the subject. Please note that our fiscal year runs from November 1st to October 31st.

-- Palm tree trimming.

-- Flower bed at the entrance.

-- Replacement of the damaged asphalt between building 2 and 8.

-- Mulch Season. **If there is specific request, please contact the office. Thanks to the owners that have done their share.**

-- West pool resurfacing.

-- The entrance gate mechanical and electronic panel.

8.2 CURRENTLY UNDER CONTRACT

-- Asphalt seal coating in part of the site.

-- We just signed a new yearly maintenance contract for all of the Association's AC units, from the office, the club house, the library and finally the 5 heat units for the pools and spa.

- We have 3 sets of speed bumps in stock and as soon as our staff can install them it will be done, it is a very hard physical job.
- Roof and vent repairs, there is 6 units that are involved.
- Electro static painting of the entrance gate and of some benches
- Portion of our sidewalks pressure cleaned.

8.3 CURRENTLY UNDER CONSIDERATION

- The exit gate system going from a hydraulic to a mechanical system.
- The main entrance to the club house in order to make it ADA compliant under current building code requirement.
- The replacement of some bushes around the site.
- The replacement of about 150 feet of Ficus by Clussia on the west side of the property.

Please wear a mask, maintain social distancing at the pools, patanque, shuffleboard, tennis courts and on the swings, even if there is no such request from the local and state government. There is no emergency order declared like there was for several months last year. Last year we maintained one pool open for about 80 residents (except when under county order to keep them closed), now there is 2 pools for close to 700 hundred residents, this creates a real need for social distancing.

All the best for the New Year, be cautious, the covid-19 and its variants are still around and the Omicron is an easy spreader.

Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

January 4, 2022