

FEBRUARY 2022 MONTHLY REPORT

SPECIFIC COMMENTARIES/CONCERNS

1. THE ANNUAL MEETING HELD ON JANUARY 29, 2022

To all owners who attended the Board and/or the annual meeting, thanks and please see our website to access the minutes of those two meetings and the annual audited statement. Thanks to the Board Members and to Stacey that did prepare the material necessary for the holding of those meetings and the establishment of computers, speakers and internet to be able to use the ZOOM facilities. A special thanks to the same group and to Monique, they have and they continue to work perform above and beyond what anyone can expect during the President's absence from the site.

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 Shaw antenna, you should make the call to cancel your service. If you have decided to do so, please advise the office and we will be pleased to remove the old dish.

2. THE CANADIAN TV

The limited Canadian channels will be maintained until the end of April 2022, then the owner's providing those decoders will terminate their service to Waterside. From what we understand, most of our owners have found alternative solutions which the Association cannot offer from the head of the line.

3. SPECIFIC RULES ON DOGS

The following is an extract from the Rules and Regulations of the Association under article 18.

18. ANIMALS AND PETS

Section 16.10 of the Declaration of Condominium is entitled "Pets" and contains provisions governing and restricting pets at Waterside Village. Section 16.10 of the Declaration is appended to the Rules and Regulations as Appendix "B" for information and convenience.

18.1 Any person walking or accompanying a pet on the Association Property shall pick up and properly dispose of any excrements from the pet at all times and without any exception.

18.2 Pets must be on a leash at all times when not within a Unit.

18.3 No breeding of pets within Units shall be permitted.

18.4 No pets are allowed in the clubhouse, swimming pool and spa areas or washrooms.

18.5 No exotic or poisonous pets are allowed in Waterside Village.

18.6 Any resident who wants to claim a pet as a service animal must provide the Association with medical documentation justifying such a designation which will be reviewed and approved by the Association's law firm.

4. TRAFFIC SPEED

All owners, tenants and visitors need to respect the speed limit. There are speed limit signs posted in many locations of the site. We will install additional speed bumps in the coming weeks and also will see the pricing of electronic devices that indicate the speed of a particular vehicle and the possibility to take a photo of the driver. From what we can see, the speed limit is not being respected as we write this report.

5. UNITS SOLD

Since November 1st, 2021 we have **12 units that changed hands**. We have a lot of visitors looking for units, and **6 more offers are currently under discussion**, remember that we only report when a sales transaction is closed. Two more are in discussions but no specific offers reported. If all those units close, **we will have reached 20 units sold**. 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 posted. There is interest for Waterside, your Board is pleased with the level of requests, even under the current pandemic situation.

Our current residents should welcome those new owners and introduce themselves to their new neighbors.

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*. **Our website is the best way to advertise if you decide to sell your unit, some of the postings did find a buyer in less than a week and also generated a lot of interested visitors.**

6. SECURITY ISSUES

One issue to report in early January, please, please *it is important to always lock your car, lock your bike and if you see something, say something. This did not happen on that occasion; we were able to view on the camera system those two kids checking on car doors and there were residents walking all around them*. Please call the

Lantana police (561) 540-5701 for non-emergency or 911 for emergency, they do respond quickly to Waterside, 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.

7. 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.

In the weeks ahead we will develop a listing of renters and guest email address, so in case of an emergency the office can communicate with those residents. 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.

8. THE GARBAGE, DRY GOODS AREA AND RECYCLING.

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

All cardboard, packing material and boxes must be broken down, when appropriate, before being placed in the garbage container or recycling bins. We have contacted Waste Management to see if they have a different solution due to the growing of at home delivery

We are planning to install cameras that will produce a photo of every one coming into the area so we can see who does not abide not only by the rules but also by your own common sense.

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

9.1 COMPLETED PROJECTS

- Roof repairs to six units, mainly due to vent defects.
- Pressure wash of a portion of our sidewalks, inclusive of some rust removal.
- Leak detection at the spa.

9.2 CURRENTLY UNDER CONTRACT

- 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.
- Electro static painting of the entrance gate and of some benches.
- Asphalt seal coating
- Replacement of two benches.
- Replacement of two awnings.
- Leak detection at the west pool
- Replacement of two benches and repairs of two others.

9.3 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. This should be done right after the peak of the season.
- There is a series of smaller projects that will be done, like changing locks in the clubhouse, also changing of doors at the main electrical panel to the south of the club house and one in the back end of the club house.
- We are also discussing the area by the garbage on how we can reduce the noise level generated mainly by the recycling section.
- The installation of touchless soap dispensers and faucets in the club house restrooms.
- 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.
- We will redesign our website and hope to finish the task over the summer months.
- Trimming/pruning of the large trees in preparation for the hurricane season.

10. IMPROVEMENT TO THE VEGETATION

The Board will confirm a general plan to improve vegetation around the site. It will include the following which is for benefit of great visibility by all owners:

- a) replacement of dead small bushes all over the site.
- b) Replacement of trees that were cut down, like the one to the south of building 46, the trees behind the sign at the corner of Miner Road and US 1, etc.

- c) The replacement of about 150 feet of Ficus with Clussia on the west side of the property. The first section to be replaced will be the one running from the south/ west end of the property, in front of building 43 heading toward the north end of the property. This portion is part of the current year's budget. We may be in a position to do more than 150 feet, if so, additional replacement work will be done.
- d) We are looking into redesigning the landscaping in the area between buildings 17 and 18, as well as the area on the south side of building 4 and 6. Similar to what was done on the south/east corner of building 12. These will not only improve the appearance for a lot of owners in those areas, but will be visible from a lot of residents walking or driving by.
- e) If possible, we will return to the completion of the Clussia on the west side of the property from building 30 going south to the area that was previously completed. Remember it costs about \$75.00 per linear foot to replace ficus and if we have to replace the fence or add barb wire, we may have to add \$ 50.00 per linear foot.
- f) Then we will decide on the replacement of the ficus on the south side of the property, this area is over 900 foot long, so you can calculate the cost.
- g) We may be in a position to add some specific smaller projects.

The list can go on.

You can see from the above, that these investments cannot be done in one year, estimated total cost is close to \$200,000.00

Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

February 2, 2022