

APRIL 2022 MONTHLY REPORT

1. Insurance

For the month of March 2022, we restricted our comments to the impact of the insurance current market conditions for our owners and for the Association. As far as the Association is concerned, we know the final impact on our result for the current fiscal year. We have for the budget an amount of \$448,000.00 and the final cost will be \$478,213.00, an increase of over 28% compared to last year's cost. More details will be part of the March financial results, which should be released later this week. **We will hold a very important owners meeting during the month of May on the subject, please take note of the invitation when it will be released and join via Zoom.**

2. Summer Projects

We released the first edition of the coming summer projects lists, compared to previous years, it is a limited one in terms of the number of projects that will be completed. This is due to budget restrictions created by substantial cost increases in garbage and recycling, the insurance and even tree trimming. We do invite you to have a look at our website as we update this report frequently.

3. Renting, lending, guest

In terms of the number of times these options can be used, yes, it is limited for the first three years of ownership to the sum of three time a year for a maximum of 6 months per year and a minimum duration of one month. Following the first three years of ownership, then an owner may elect to lease the unit for a twelve-month duration lease or abide by the three times a year maximum of 6 months total.

We have been tolerant during the pandemic time, but this tolerance is now over. We have analyzed the statistics for the last 2 years and each owner that did not follow the rules will be notified. Form W-014 was modified to reflect the Association's current documents.

4. Dogs

Owners are complaining about the number of larger dogs on site. Some of them have received approval under the old Florida legislation, some under the new law, that allows the Association to request a proof from a specialized doctor, that

determines the need for such a service animal. These account for 6 of our large dogs. Under the new law every situation is referred to our lawyer to verify the validity of the doctor's certificate, some of these "doctors" run specials on the internet for \$129.00 without a visit. All renters will have to provide information if they are planning to come to Waterside with a dog and follow the 10 pounds rule. The unit owner will be responsible to verify the qualifications of their renter or guest if they claim it is a service animal.

5. Social Committee

Even with a limited number of functions the last season was very successful. The new committee is planning a series of well taught events for next winter, inclusive from what we understand, of some new types of functions and a return of previous year's activities.

First the Board of Directors would like to thank the members of the social committee that completed their service at the end of March 2022. A special thanks to Mr. Guy Hamel, who has served at many different levels on the social activities at Waterside Village for the past 25 years. A great thanks to Mr. Denis Labonte who served for 10 years, to Mrs. Gerry Coderre who completed 9 years of service to the social committee and finally Mr. Bruno Doyon. Also, we do need to say thanks to the spouses of those people who accepted that their husband or wife perform such very time-consuming functions.

The new members of the social committee are Mr. Alayn Plante, who will be the President, Mr. Andre Garneau, Treasurer, Mr. Pierre Rouleau, Secretary, and Directors Mr. Benoit Demers, Mr. Mario Plante, Mr. Marcel Renaud and Mr. Richard Veilleux. Gentlemen, thanks for accepting to serve for Waterside Village and all the best for the next season, where we will be all together.

Thanks for reading

Andre Mongrain President

Stacey Casey Property Manager

April 24, 2022