

JUNE 2022 MONTHLY REPORT

1. HURRICANE SEASON

Wednesday, June 1st marks the beginning of the hurricane season. There was a very early start, the first named one (Agatha) hit Mexico, many casualties and water damage and it was only a category 2, it then moves toward Florida, it became the first Tropical Depression or storm (Alex) with heavy precipitation to the south, mainly the Miami area.

At 8:30 Monday morning, the office had already received some notices of water infiltration, even in a not so severe storm we must learn to close down shutters. Let's hope you have a caretaker and please ask them to report to the office any situations there may be.

The National Oceanic and Atmospheric Administration (NOAA) issued its forecast for this hurricane season. They are forecasting an above average season with 14 to 21 named storms, 6 to 19 hurricanes and three to six major hurricanes of category 3 strength or greater.

Stacey did make her first check on every unit situation and reported those to each caretaker, they need to react fast to these reports, we cannot go around daily to verify if the corrections were made. It is up to the caretaker to report to owner and to the office the situations that need action.

You can follow the evolution of the hurricane season or of a particular storm on www.unkebe.com or on www.noaa.com.

2. SUMMER PROJECTS

We released the second edition of the summer projects lists. 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 invite you to have a look at our website as we update this report frequently.

3. SECURITY

We have experienced a couple of events, the first two situations were from a bunch of kids, 12 to 14 years old that did enjoy the pools and broke a patio glass

door at the club house. Thanks to owner Charles Crawford and director Michel Thivierge for their intervention and reporting back to the office.

The last event was a guy that was chased by the Sheriff's office, using their helicopter on adjoining developments and the suspect manage to jump our fence and was immediately arrested by the Sheriff officers. Damage to our fence was repaired and we also fixed the fence of the "Crossings", the development to the south of Waterside. *We advise if you hear a helicopter hovering near our site, please enter your unit as a measure of precaution.*

4. UNITS SOLD

We now have 30 units sold or transferred within the family and there is one more currently in process. There is a limited number of units up for sale, Waterside Village is a development that potential buyers are looking at, mainly due to the quality of its communication, its financial management, its maintenance program, and its owners who are our best real estate agent.

5. THE EAST POOL

It was reported that the east pool needed some special attention, and even some did mention that there was mold at the bottom, no it is not mold it is simply discoloration, the repainting of the west pool was done some years ago and we did ask for pricing to do the same at the east pool, will see the proposal and make a recommendation.

Remember that in accordance with regulations from the State and the County, Waterside needs to keep on record our inspection results for the quality of the water and of the installation, all subject to a county inspection that they do perform twice a year, and we normally obtain good report back from the county.

6. YEAR 2022/2023 FORECAST BUDGET

An important memo was released as part of the April 2022 financial results about future monthly fee evolution, if you have not read it, please do so. Updates on this subject will be part of future monthly financial releases as your Board continues to work on events that will have an impact of the budget year 2022/2023. Remember that our fiscal year runs from November 1st to October 31st. The budget for the coming year is due for release by the end of September

and the budget meeting, per our Condo Documents will take place on the last Saturday of October.

Thanks for reading

Andre Mongrain, President

Stacey Casey, Property Manager

June 6, 2022