

## **AUGUST 2022 MONTHLY REPORT**

We did not produce a report for the month of July 2022, we produced late in the month the financial information for the end of June. We encourage all owners to review that report, it does indicate the current trend in monthly fees for the year 2022/2023, so it will not be a surprise to any owner. The budget for the year 2022/2023 is due by the end of September.

### **1. HURRICANE SEASON, LACK OF RAIN, GRASS CONDITION**

It is quiet on the Atlantic side so far, the season runs normally until the middle of November, it may drag on a bit longer this year due the warm, humid weather and very warm sea temperature.

For our snowbird and permanent residents, there has been no real rain pouring down for the past month, if not more, and there is no meaningful rain forecasted until possibly mid-August, the temperature is very hot and humid. Our grass in some areas is yellowish, better in shaded area, our staff is doing their best, inclusive of the contractor, where they can run the system extra and even using a single sprinkler head connected on the well system, **NEVER USE** the fresh domestic water outlets. For our snowbirds, water consumption is very costly in Florida, everything is metered.

You can follow the evolution of the hurricane season or of a particular storm on [www.unkebe.com](http://www.unkebe.com) or on [www.noaa.com](http://www.noaa.com).

For owners that have or had occupants of their units during the summer, please make sure they are aware of the process for the closing down the unit, including shutters, water and water heater shutoff and removal of outside furniture and barbecue, etc.

### **2. SUMMER PROJECTS**

We released the third edition of the summer projects lists. It is a limited one in terms of the number of projects completed. This is due to budget restrictions created by substantial cost increases in garbage and recycling, the insurance, tree trimming and fire safety. We invite you to have a look at our website as we update this report frequently.

### **3. SECURITY**

Nothing to report since June report.

#### **4. UNITS SOLD**

We now have 35 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 and administration, its maintenance program, and its owners who are our best real estate agents.

#### **5. THE AT&T BOX NEAR THE PETANQUE**

Some owners and petanque players were asking about the AT& T utility box near the petanque, Stacey did speak with an AT&T rep and the equipment in that box is still in use by them, so it cannot be removed.

#### **6. RULES AND REGULATIONS**

It is important that owners mention to their family members or guests that occupy their unit during the summer period, the various rules that they should abide to, you can find a complete set of rules on the Association website. The office has also a summary sheet available.

#### **7. BOOKS FOR THE LIBRARY**

We want to thank owners and guests who are giving book for our library, a great thanks to Mrs. Girard and Mr. Lambert for their important gift for our library. If you have some books to give away, please contact the office, it will be their pleasure to receive such or to communicate with a Board member to organize the moving of them.

#### **8. RAILROAD TRACK CROSSING/BRIGHLINE SERVICE**

This is an extract from a long article that was published in a local newspaper, thanks to Director Michael Shane for reporting such.

A spate of deaths along the Florida East Coast Railway line could result in the loss of a federally mandated “quiet zone” in Broward County that limits the ability of train engineers to sound their horns. The blast of train horns may be coming back to Broward County — no longer reserved for emergencies only. They could return after federal regulators consider whether to eliminate a countywide “quiet zone” as a way to reduce deadly accidents along the Florida East Coast Railway, the corridor that runs through many downtowns across South Florida.

The Federal Railroad Administration is placing Broward's zone under an administrative review to determine whether it played a role in the spate of deaths that have plagued the rail line, according to Gregory Stuart, executive director of the Broward Metropolitan Planning Organization, which plans transportation projects in the county. There have been at least 65 deaths involving Brightline trains since they began service four years ago, according to a running count by Associated Press.

South Florida went silent as long sought quiet zones went into effect across the region. The zones, which cut off the horns 24 hours a day unless there is an emergency, were a relief for residents who live near the rail line in many cities and towns.

"They are not looking to kill the quiet zone," Stuart told the South Florida Sun Sentinel on Friday. "They are looking to make it better for everybody. We're not out of the woods yet, but we have the opportunity to improve safety on the corridor and work with the FRA to ensure a better outcome."

## 9. PROPERTY TAX

Soaring property values will increase your property tax bills, but by how much?

One more article from a local newspaper, regarding property tax in Palm Beach County.

"County commissioners will need to cut the millage rate for taxpayers to avoid a hefty tax bill increase next year. That's because taxable property values have increased nearly 14% and market value by 29%.

Applying the same rate of the current 4.7815 per \$1,000 of taxable value will generate \$142 million more in tax revenue next year. At least two commissioners — Mack Bernard and Mayor Robert Weinroth — favor a cut in the millage rate.

"We don't want to be tone-deaf," Weinroth said, noting that residents are having to cope with 8% inflation, gas prices at \$5 a gallon and huge insurance rate hikes. "This is a difficult time to take in that much more revenue when people are tightening their belts. Should we really take in every dollar just because we can?"

So far, we do not know what the impact for Waterside property value and mill rate will be, as every City/Town have a portion of the mill rate content, the Town of Hypoluxo has an impact on the final mill rate.

**Thanks for reading**

**Andre Mongrain, President**

**Stacey Casey, Property Manager**

**August 5, 2022**