

MINUTES OF THE BOARD OF DIRECTORS – Meeting December 17, 2005

CONFERENCE CALL HELD AT WATERSIDE VILLAGE CLUBHOUSE

Board of Directors Present: Pierre Dumont, President
Gary Mehall, Vice President
Claude Poirier-Defoy, Secretary
Gaby Belanger, Director, Technical
Marc Rochon, Director of Communications

Board member on Conference call from Canada:
Yves Ouellet –Treasurer
Claude Comtois, Director

Also present:
Daniel Harvey, Office Manager

Meeting commenced at 10:05 am. *[Reports were given in English and translations to French were provided.]*

1. **Quorum:** Achieved
2. **Approval of the Agenda:** Pierre Dumont requested that the Financial Report, to be given by Yves Ouellet, be inserted in item F before the President's Report.

Secretary Claude Poirier-Defoy asked a motion to approve the present agenda. **Marc Rochon moved to approve, seconded by Gary Mehall**
3. Secretary Claude Poirier-Defoy referred to previous meetings, asking motions to approve the minutes of each.
 - A. **October 31, 2005: Gary Mehall moved to approve, Marc Rochon seconded.**
 - B. **November 22, 2005: Gaby Belanger moved to approve, Gary Mehall seconded.**
 - C. **December 3, 2005: Gary moved to approve, Gaby Belanger seconded**

(Directors' Reports follow)

4. Reports

A. Security: Gary Mehall

1. Since the last meeting, the gate was broken twice and was run by several businesses; either letters or bills for repair were sent for collection, stating we would not tolerate gate violations.
2. Full time residents will be encouraged to exchange their fading parking decals for the new decal system. Gary Mehall will provide notice to Marc Rochon to post this information on the website and onto channel 70 and notices will be placed in the mail kiosks. This should provide an easier method for full time residents who are not able to get to the office. Gary said he would also designate certain Saturdays for residents who work during the week.
3. Security ordered a new “No Trespassing” sign for the front entrance, since the hurricane had destroyed the previous sign.
4. Tree quotes were obtained to install lights along the reservoir.
5. A communiqué as to when residents should call Andre Desjardins with security and when to call the police. Has been posted on the babillard and on the website.

B. Maintenance: Gaby Belanger

1. The company “Gutter Express” should have gutters, fascia and downspouts completed by the end of next week.
2. Guy Larochelle has been cutting damaged and destructive trees that need trimming, as well as stump removal. Staff is cleaning wood chips, and bare areas will be covered with grass.
3. New employees were hired last week for the extra help needed by Christmas; Maintenance has five workers presently.
4. New landscaping at the front entrance was done by volunteers, particularly Michel Diotte, and more volunteers are welcome.
5. Architectural landscape drawings have been presented, and the 1988 drawings are being reviewed by the Board for updating.
6. The awnings were nearly 100% replaced before the last hurricane, and now there are 28 missing. Alternative types of awnings are being considered that will be better equipped during storms. Fifteen dividers between B units need to be replaced. Presently, Maintenance has only had time for the removal of the old dividers.
7. Several more residents had hurricane shutters installed since last year. The Board is considering types of shutters, and costs vary.
 - Panels: \$1000 per unit
 - Accordion: \$2000 per unit
 - Accordion with attractive cover: \$3000. more information will be available early next year.
8. Residents are reminded that any repairs or replacement of Florida rooms must have approval from the Board so that specifications are within the

guidelines of continuity of type and color.

9. The swings are being repaired and a new one was built to replace one near Building 27.
10. Much of the tennis court had to be repaired, and is nearly completed. A concrete strip between the pool and tennis court will be added.
11. The propane generator should be in place soon.
12. Volunteers are needed to place Christmas lights at the front entrance.

Gary Mehall asked Gaby Bélanger the status on the fences. Gaby Bélanger said that the fence company that was hired last summer has been rehired to finish the work, and 20 to 50 feet of new fence needs to be rebuilt. In addition, about 825 feet of new fence with a height of six feet with barbed wire on the top is planned, and behind the 800 buildings which had wood fencing destroyed needs replacement. The posts have been installed and should be completed early next week.

C. Communication: Marc Rochon

Marc Rochon said the website has been maturing, is fully operational and functioning as interactive. Residents and Board members are encouraged to register on the website; informational sheets are available to those who wish to register. The objective is to provide transparency, and for residents to express comments, criticisms and suggestions. Marc Rochon complimented the volunteers, namely Scott Perron and Louise Philippe. Messages and queries go to President Dumont, and various members of the Board assist in answering the posts.

President Dumont commented that there have been several queries of urgent matters, and asked should persons go through the front office or the website. Marc Rochon said urgencies should go to the front office. He complimented the pioneer of a website posting (the MSN group), Andre Marcoux, but that the Village website should be the primary source for Waterside residents to post comments and questions.

D. Secretary: Claude Poirier-Defoy

Claude Poirier Defoy announced his new responsibility of reporting sales and leases at Waterside. The Board approved 4 long term leases and denied 4. There were 31 sales and a few were turned down. There were 23 American buyers and 8 Canadian, compared to 29 last year, 22 Americans and 7 Canadians. This means the demography is changing. There are 201 American owners and 210 Canadians.

Prices include over the last 12 months:

- 13 A units were sold from \$111,000 to \$165,000.
- 6 B units were sold, from \$145,000 to \$178,000.
- 11 C units were sold, from \$128,000 to \$185,000.
- 1 D unit was sold early this past year for \$168,500.

when the final closings are known, it is likely that 33 units will have been sold in 2005.

Marc Rochon asked Claude Poirier Defoy how are screenings determined. Claude Poirier Defoy said it is mostly based upon reports from the banks and credit reports, and history of prospective buyers, such as previous bankruptcies and current and previous employment.

Claude Poirier Defoy then reported on the use of the Community Center, formerly called the Clubhouse, and referred to documents which would be available after approval.

The Community Center may not be used for any commercial purposes; it can be reserved by owners only, and only owners and residents may use the Center. The rental fee of the Center will remain the same: \$150, plus \$50 for clean up, with a deposit of \$300, refunded when it has been determined that no damage has occurred. No smoking in the Community Center and no pets are allowed in the Center. **Claude Poirier Defoy asked a motion to approve the revisions. Gary Mehall moved to approve, seconded by Marc Rochon.**

Claude Poirier Defoy announced the following social activities.

Tock: Tuesday nights in January

Bridge: Wednesday and Friday nights, in progress

Painting: Tuesday afternoons in progress

Sunday Mass: All Sundays

Aquaform: in progress at the small pool

Library: Open Monday mornings

Softball team: In progress

and Internet Computer classes will be offered every week, by André Marcoux.

Access to the Community Center will be free to all owners and residents. The doors will be opened and closed by the security staff, Andre Desjardins. Tennis, shuffleboard and petanque (?) courts are available.

Claude Poirier Defoy said that he and Pierre Dumont went to the Town of Hypoluxo and met with the Mayor, since there had been complaints of the trees being cut. They presented the situation to the Mayor, who agreed with Waterside's policy, and Mayor Schultz offered to field any calls by persons questioning the policy.

Additionally, the Town of Hypoluxo reported that over \$100,000 was spent for Waste Management, and Waterside Village was a main beneficiary. Eighty percent (80%) will be covered by FEMA. Claude Poirier Defoy recommended attending Town Hall meetings, as they prove informational.

Administration is about to finalize the satisfaction of lien on Waterside with Elite Restoration. The final payout should be in the next two weeks, and our title will be clear once for all. Gary Mehall added that the Town of Hypoluxo is working to remove the signs along Federal Highway.

Also, the City of Boynton Beach Fire Rescue attended the Town Hall meeting. Boynton Beach Fire Rescue, which serves Waterside Village, has four (4) fire rescue stations in the area. The timeframe of Fire Rescue reaching emergency calls has been approximately 9 minutes. A new station is to be built on Gateway, east of highway I-95, and should reduce the response time by three or four minutes. This will aid in the safety of our residents.

6 Planning short-to-long term: Claude Comtois

Claude Comtois explained a three-year master plan by landscape architects that would include trees and bushes that need to be replaced. The overall appearance of the community is being discussed, to keep up with the appearance of developments along Federal Highway. A color scheme will be proposed that will be more updated. This plan will be made available to owners within about two months, and the Board will review the budget. Board members visited plant nurseries, and learned of weather-resistant trees for about \$250, each. There are 70 large trees to be planted, with an estimate of \$35,000.

E. Financial Report Yves Ouellet

The specialized firm will be in place in a few weeks, bringing everything up to date. The financial report from August 1st to October 30th should be finalized for the next board meeting.

F. President's comments;

Pierre Dumont thanked the Board members for their reports. He acknowledged the great amount of work necessary in a short period of time.

Pierre Dumont commented that several owners are making renovations to their condos, and Administration is serious about making sure any changes are submitted to the Board. The roofs are being inspected for any damages, to maintain the actual warranty

The President concluded by saying that in the first year, nearly completed, Board members were committed to learn, gather and collect information to improve the community. Most of these goals have been achieved. The second year is approaching, and tough decisions have to be made regarding new landscaping, awnings, shutters. Issues such as maintenance, manager and office staff, the satellite system, will all need to be addressed next year.

A question and answer period followed, in English and French.

The meeting adjourned.

The next Board meeting is scheduled for Saturday, January 28, 2006