

**WATERSIDE VILLAGE OF PALM BEACH
CONDOMINIUM ASSOCIATION, INC.**

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
HELD ON MARCH 26, 2015 at 7:30 p.m. AT THE CLUBHOUSE**

PRESENT:

André Mongrain – President
Jean-Claude Demers – Vice-President and Secretary
Claude Comtois – Treasurer
Normand Cadieux – Director
Claude Martel – Director
Marian Petrescu – Director
Michael Shane – Director
Stacey Casey – Property Manager

1. Quorum

A quorum was present, as seven Directors attended the meeting.

2. Approval of the Agenda

The approval of the Agenda was moved by Normand Cadieux, seconded by Claude Martel and unanimously approved.

3. Approval of the Minutes of the Meeting of the Board of Directors held on January 24, 2015

The approval of the Minutes of the Meeting of the Board of Directors that was held on January 24, 2015 was moved by Michael Shane, seconded by Marian Petrescu and unanimously approved.

4. Approval of the Minutes of the Organizational Meeting held on February 3, 2015

The approval of the Minutes of the Organizational Meeting held on February 3, 2015 was moved by Claude Comtois, seconded by Michael Shane and unanimously approved.

5. Update on Condominium Sales

The Secretary reported that 13 condominium units were sold between November 1, 2014 and March 4, 2015. The Association should be able to meet its objective of 20 sales during the fiscal year.

6. Contracts Awarded since the Meeting of the Board of Directors held on January 24, 2015

A list of the contracts awarded after the report given at the Meeting of the Board of Directors on January 24, 2015 is attached to and forms part of these Minutes.

7. Update on the Provence Alley Work

The contract was awarded, and the work should be done during the summer months.

8. Hedge on the West side of Waterside Village

The President reported that both the hedge and fence on the West side of Waterside Village have to be removed and replaced. The project will take approximately 2½ years to complete and will be done in two or three stages. The total cost of the replacement will be approximately \$125,000.00 allocated over a three-year period. Work will begin this year at the South end of the property, and the budget for 2015-2016 will include an amount of \$40,000.00 for this purpose. The work is important for various reasons, including security.

9. New Clubhouse Project

The President explained that the Board of Directors is presently looking at various options to replace the existing Clubhouse. A Subcommittee of the Board was created to determine the needs of Waterside Village for the future and to consult with owners. The members of the Subcommittee are Claude Comtois, Claude Martel and Marian Petrescu (all of whom are professional engineers). A document prepared by the President that describes the project is attached to and forms part of these Minutes.

10. Insurance Renewal Negotiations

On April 3, 2015, the President will meet with the insurance company representative to discuss the renewal of the Waterside Village policy. These negotiations can only take place within a 30-day period prior to the expiry of the existing coverage.

11. Updating the Governing Documents of the Association

The Vice-President reported that the governing documents of the Association were drafted 25 years ago, with no significant changes made since that time. Over the course of the past 25 years, the State of Florida has enacted numerous amendments to the laws applicable to condominiums. Our governing documents are outdated and must be amended in order to ensure compliance with the applicable laws and jurisprudence. The work on this project will take place over

the summer months in consultation with the lawyer for the Association. A new set of governing documents will be submitted to the members for approval near the end of the calendar year. We have negotiated a \$12,000.00 flat rate with the lawyer for the legal services that will be required.

12. Update from the Subcommittee on Telephone and Internet Services

Pierre Dumont, the Chair of the Subcommittee reported that a survey was conducted and there were 125 replies. The problems reported by users in Waterside Village concerning telephone and Internet service were communicated to supervisors at AT&T. Technicians have determined that there is an interruption problem to the system caused by a switch box. During the summer, repairs and technical work will be done that should eliminate or significantly reduce most of the difficulties experienced by users in relation to telephone and Internet services. Mr. Dumont strongly recommended that members of the Association not suspend their AT&T service during the summer months in order to enable the technicians to conduct tests and implement improvements. In the event that some users continue to have problems after the improvements are made, AT&T will provide assistance to resolve those problems. A decision will then be made concerning the services.

13. Summer Projects

A report on Summer Projects will be updated periodically on the Waterside Village website.

14. Question Period for Owners

Guy Durocher asked whether the architect had identified possible sites for the construction of a new Clubhouse. The Treasurer stated that five possible locations were identified: the property on Miner Road North across the street from the entrance to Waterside Village; the park space inside the North boundary of our property; the tennis area (on the understanding that the tennis courts would be moved to another location); the location of the existing Clubhouse; and the retention basin on the East side.

Robert Morin asked a question about the replacement of some palm trees. The President responded that nine palm trees would be planted in various locations, including the South side of the central fountain roadway.

A question was raised concerning security at the gate. The President stated that, during the period from November to mid-May, the gate is closed at all times from 7:00 p.m. to 7:00 a.m. From mid-May until November, the gate is closed at all times.

15. The adjournment of the meeting was moved by Normand Cadieux, seconded by Michael Shane and unanimously approved. The meeting was adjourned at 9:30 p.m.

Jean-Claude Demers
Secretary
April 30, 2015

Contracts Awarded Since the Last Board Meeting
Presented at the Board Meeting of March 26, 2015

Novo Arbor	Removal of 3 trees and stump grinding	\$1,500.00
Novo Arbor	Tree Trimming – Hurricane Preparation	\$3,765.00
Novo Arbor	Mango Trimming	\$810.00
F. Snedaker Architect	Design work for the Provence Alley	\$3,000.00