

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

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**

**Held on March 31, 2018 at 1:30 p.m. in the Clubhouse**

PRESENT:

Andre Mongrain – President  
Normand Cadieux – Vice President  
Jacques Lacoursiere – Treasurer  
Marian Petrescu – Director  
Celine Poissant – Director  
Michael Shane – Director  
Claude Comtois – Secretary

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 Jacques Lacoursiere and unanimously approved.

3. Approval of the Minutes of the Board of Directors meeting held on January 27, 2018

Moved by Marian Petrescu and seconded by Normand Cadieux and unanimously approved.

4. Clubhouse Update

On December 20, 2017, we met the architects and also the contractor, chosen by the architects, as part of their mandate to give us a construction cost estimate. We told them that the bids we have received at this date (Dec. 20, 2017) were well over the cost estimate.

It was then proposed by both the architects and the contractor to review the design with a “value engineering” study.

Since then we met them or had conference calls at least 10 times.

On March 20, 2018, the contractor wrote: “That he was having all drawings ready to start the process to obtain the permit construction from the City of Hypoluxo. The contractor will then be finalizing all the numbers from the trades and vendors.”

On March 21, 2018, we replied saying: "We do not see why we will request the City for a construction permit without a firm construction cost!"

"We also added that we would need another vote if the cost is over our budget. The vote, if there is one, would not be held before February 2019 or later, and at this point in time, we will certainly need another bidding process.

The same day the answer was: "I understand and I am confident that we can get where you need to be."

On March 29, 2018 at 15:49, we received: "The new pricing is ongoing and I should have something done by the middle of next week."

5. Approval of the Contracts awarded

|                         |                                    |             |
|-------------------------|------------------------------------|-------------|
| Florida Son Landscaping | New trees                          | \$2,183.00  |
| Make Pools              | Replace 2 pool lights west pool    | \$1,388.00  |
| Sunshine Golf Carts     | Maintenance Golf Carts             | \$5,500.00  |
| Novo Arbor              | Tree Trimming for Hurricane Season | \$12,335.00 |

The approval of the contracts awarded is moved by Michael Shane, seconded by Jacques Lacoursiere and unanimously approved.

6. Trees and bushes planning

President Mongrain explained that an estimate was prepared after a close inspection of the site to determine how many trees should be replaced and how many feet of hedges should be replaced on the perimeter of the property.

The total cost is approximately \$130,000, next fall when the budget will be prepared, a schedule will be prepared and then we will decide on how many years the program will be realized.

In the meantime, all owners will have access to the planning on the web site.

7. Lamp post replacement program

President Mongrain has made a count of all of the 4 bulb lamp posts on the site, totaling 40. Some are completely out of service, some are partially broken and some have been temporarily repaired.

Some new lamp posts have been identified, manufactured in cast aluminum and the manufacturer has guaranteed that the parts will be available for more than 20 years.

A program of replacement over a few years will be evaluated starting with the replacement of those that are completely destroyed, and so on.

#### 8. Summer project list

President Mongrain mentioned that the summer project list is already available on the web site.

#### 9. Owners' Questions

- Mrs. Robin Barrack, Unit 227, has asked if it is possible to send by email the notice of a meeting of the Board of Directors.
- Mrs. Robin Barrack, Unit 227, asked if something can be done to prohibit smoking on the private common area.
- Mr. Michel Frappier, Unit 612, asked how much money was spent on the preparation of the construction drawings for the clubhouse.

President Mongrain answered that the cost was \$113,000.

- Mr. Michel Frappier, Unit 612, asked what will be done to put the sprinkler system in good order.

President Mongrain explained that within a few weeks a complete wet check will be done with the help of a specialist firm in order to make sure everything is working.

President Mongrain has asked for help for that exercise that could last one of two days.

Mrs. Robin Barrack, Unit 227 and Alayn Plante, Unit 325 volunteered their help.

#### 10. Adjournment

The adjournment of the meeting was moved by Jacques Lacoursiere, seconded by Marian Petrescu and unanimously approved. The meeting was adjourned at 3:00 p.m.

Claude A. Comtois  
Secretary  
March 31, 2018