

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

**MINUTES OF THE ANNUAL MEETING  
Held on January 26, 2019 at 2:00 pm at the Clubhouse**

PRESENT:

Andre Mongrain, President  
Normand Cadieux, Vice President  
Claude Comtois, Secretary  
Jacques Lacoursiere, Treasurer  
Marian Petrescu, Director  
Celine Poissant, Director  
Michael Shane, Director  
Stacey Casey, Manager

1. Election of a Chair for the Meeting

The election of Andre Mongrain as the chair of the meeting was proposed by Normand Cadieux (unit 328), seconded by Celine Poissant (unit 730) and unanimously approved.

2. Quorum

A quorum was met. The registration confirmed that 237 members were present (123 in person and 114 by proxy) at the meeting, thereby exceeding the minimum requirement in article 2.3 of the *Amended and Restated By-Laws* for the presence of members having at least 33 1/3 of the total votes in the Association.

3. Proof of Notices of the Meeting.

The Secretary produced two affidavits sworn by Stacey Casey, Manager, confirming that the two notices of the Annual Meeting were mailed, hand delivered or electronically transmitted to owners in accordance with the requirements of Section 718.112 of the Florida Statutes. The affidavits are appended to the Minutes as Appendix 1.

4. Approval of the Agenda

The President indicated that the agenda should be amended to include the Approval of the Minutes of the Special Meeting held on January 27, 2018.

The approval of the amended agenda was moved by Hector Coderre (unit 656) and seconded by Jean-Claude Goyette (unit 335) and unanimously approved.

5. Reading and Approval of the Minutes of the Annual Meeting held on January 27, 2018

The waiver of the reading of the Minutes of the Annual Meeting held on January 27, 2018 and the approval of these Minutes was moved by Jean Rheume (unit 162) seconded by Roch Massicotte (unit 420), and unanimously approved.

5.1. Reading and Approval of the Minutes of the Special Meeting held on January 27, 2018

The waiver of the reading of the Minutes of the Special Meeting that was held on January 27, 2018 and the approval of these Minutes was moved by Hector Coderre (unit 656) and seconded by Jean-Claude Goyette (unit 335).

6. Reports of Officers

Claude Comtois – Sale of Units

Secretary Claude Comtois reported that from November 1, 2017 to October 31, 2018, there were a total of 29 transactions. It was also noted that, to date in 2019, a total of 9 units were sold

The breakdown of the sales from November 2017 to October 2018, were as follow.

A Units– 10 units were sold for prices ranging from \$105,000, to \$135,000

B Units – 6 units were sold for prices ranging from \$110,000 to \$150,000

C Units – 5 units were sold for prices ranging from \$135,000 to \$145,000

D Units – 7 units were sold for prices ranging from \$174,000 to \$200,000

Celine Poissant – Social Cultural Committee

Celine Poissant reported on the activities of the committee

- The annual meeting of the Social Committee was held March 23, 2018
- There were 303 registrations for different activities
- 37 activities were available weekly
- 100 people welcomed Santa Claus
- 50 people attended the New Year's Eve party
- 190 people attended the Valentine's Day party
- The wine and cheese tasting and the rally were activities were very well attended and appreciated
- The golf tournament celebrated the 25 the anniversary with 100 players and 125 people attended the diner
- The End of the Season party welcomed 381 residents
- Those who attended the mass on Sunday morning contributed \$1,691 to the Sharing Project

- New activities initiated were very popular were the “Sing Along” night Fridays from 3 to 5 at the pool as well as 2 shows at the Tropical Club
- The Board of the Social Committee is composed of Guy Hamel as President, Gerry Coderre, Denis Labonte, Alayn Plante, Gerald Premont, Marcel Renaud, Pierre Rouleau. Thank-you very much to all for your hard work.

#### Normand Cadieux - French TV

Normand Cadieux, made a resume of the situation about the availability of French TV in Florida and commented on the rumors circulating in the French newspapers of Florida. He commented that overall the situation has not changed and it seems that it will not change in the near future.

#### Normand Cadieux -Electric Car Charging Stations

We plan to begin by installing one dual port car charging station. Drivers will have to register and pay by credit card or via an application on their intelligent cell phone. Once registered, the driver will have access to stations of the company in USA, AND Canada (outside Waterside Village). When the charge is complete, the driver will receive a message on his cell phone that the car is ready to be disconnected (there could be a penalty if the car is not moved after a period of time to be determined).

The price for charging will be around \$1.00 per hour of charge, which give the driver about 25 miles (40 km) of autonomy.

#### Marian Petrescu - Modification Requests

Marian Petrescu’s report is appended to the minutes, and forms part of the Minutes as Appendix 2.

#### Andre Mongrain - Report from the President

The report presented by President Mongrain, is appended to the Minutes, and form part of the Minutes, as Appendix 3.

### 7. New Business

There was no new business.

8. Election of new Directors (by acclamation)

Secretary Claude Comtois, read the report dated January 3, 2019, concerning the election by acclamation of Andre Mongrain, Marian Petrescu, and Celine Poissant. The fourth candidate is Jean-Claude Goyette.

The candidates Andre Mongrain, Marian Petrescu, Celine Poissant, and Jean- Claude Goyette are therefore each elected as a Director for a term of two years

9. Question Period for Owners

There were a few questions that were answered by President Mongrain.

10. Adjournment

The adjournment of the meeting was moved by Victorin Bolduc (unit 552) at 3:40 pm




Claude A Comtois  
Secretary  
January 26, 2019

**AFFIDAVIT OF MAILING OR HAND DELIVERING**  
**OR ELECTRONIC TRANSMISSION OF NOTICE TO UNIT OWNERS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Stacey Casey, who after being duly sworn, deposes and says that the First Notice of Annual Meeting of **Waterside Village of Palm Beach Condominium Association, Inc. to be held on January 26, 2019 at the Association Club House**, was mailed or hand delivered or electronically transmitted on November 23, 2018 in accordance with Section 718.112 Florida Statutes to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association.

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


By: 

The foregoing instrument was acknowledged before me this 23th of November, 2018, by Stacey Casey, as Manager of **Waterside Village of Palm Beach Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation.

NOTARY PUBLIC – STATE OF FLORIDA

Personally Know  OR  
Produced Identification \_\_\_\_\_

\_\_\_\_\_  
Type of Identification

Sign: 

Print: MONIQUE DELL

My Commission expires: 04-04-2021

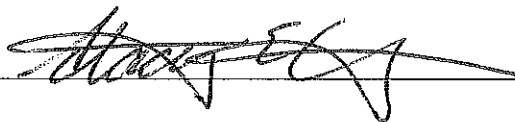


**AFFIDAVIT OF MAILING OR HAND DELIVERING**  
**OR ELECTRONIC TRANSMISSION OF NOTICE TO UNIT OWNERS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Stacey Casey, who after being duly sworn, deposes and says that the Second Notice of Annual Meeting of **Waterside Village of Palm Beach Condominium Association, Inc. to be held on January 26, 2019 at the Association Club House**, was mailed or hand delivered or electronically transmitted on January 4, 2019 in accordance with Section 718.112 Florida Statutes to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association.

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

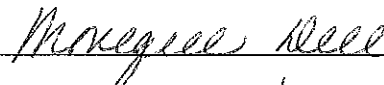
By: 

The foregoing instrument was acknowledged before me this 4th of January, 2019, by Stacey Casey, as Manager of **Waterside Village of Palm Beach Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation.

NOTARY PUBLIC – STATE OF FLORIDA

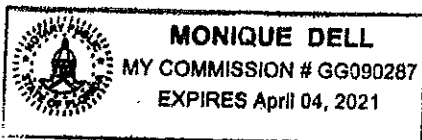
Personally Know X OR  
Produced Identification \_\_\_\_\_

\_\_\_\_\_  
Type of Identification

Sign: 

Print: MONIQUE DELL

My Commission expires: 04-04-2021



# APPENDIX 2

## MODIFICATION REQUESTS – COMMITTEE ACTIVITY JAN 2018 – PRESENT

Our BOD Modification Requests Committee has 3 members:

- Marian Petrescu
- Claude Comtois
- Jacques Lacoursiere

The main goal for this Committee's activity is to evaluate all the requests, making sure that what an owner is asking for as a "Modification" is complying with our Association Condo Document's rules and regulations, is not affecting in any way the existing infrastructure (electrical or AT&T cables, water pipes, etc.), the privacy of his neighbors, not abusing the "common area" and also not changing or affecting the Waterside's architectural style and standard.

Within the year 2018 and Jan 2019, our Committee received 22 requests, mainly for windows and sliding door replacement (4x), Screen Enclosure-Florida room (4x), Paver Patio (4x), Replacing tiles in Florida Room (2x), Florida Room extension (1x), etc.

All these Modification Requests has been approved, with some recommendations, case by case:

- Requesting Contractors to get permit from the city
- Area of location or extension
- Restriction/Limit in size
- Type of material to be used

Within the last 5 years, the number of Modification Requests has been as 20 to 35/year.

As a reminder for all the owners: All the Modifications are contributing a lot as improvements in the general look of our site and the value of our properties, so our Board is strongly encouraging the owners to continue all these investments.

# APPENDIX 3

## PRESIDENT REPORT FOR THE FISCAL YEAR 2017/2018

First, thanks to all for attending this annual meeting or that have signed a proxy, without proxy this meeting cannot be held as we need 135 participants.

We published our monthly report, we are the only Association that does publish not only a monthly report with financial data, inclusive of a forecast for the year, but we are also the only Association that release at budget time a forecast for the following 2 years. This is a very demanding but it is an excellent source of information. Perspective buyer appreciate the information.

Waterside does something right. 29 units were sold in 2016/2017, the same number for 2017/2018 and so far, this year not even in 3 months we have 11 units sold. There are 3 more transactions currently in negotiation. Owners remain our best real estate agent.

We may not remember the installation of the fiber optic over the entire site, but let me tell you we did not heard about "ports" last fall. One more handicap for Waterside has disappear, at least for 99% of the time, the train horn.

We all remember hurricane IRMA, Waterside was the first association to be back on track in Hypoluxo, we completed most of the work in the early months of the year 2017/2018, with all cost close to being within the \$150.00 special assessment. We updated our hurricane preparedness document and you can find this document on the website.

On May 26, 2018 we did issue a note stating that your Board was not able to come up with the construction of a club house, I do not say a new club house, as we cannot consider what we now call club house a reflection of what Waterside should have. We devoted close to 2 and half year to the project, a special thanks to Claude Comtois who try till the last drop of blood to find solution to bring cost in line, not only with the vote condition and in accordance to the needs expressed by owner. A special thanks to the one that were involve beside the Board, and I do name Normand Pomerleau (construction/estimating), Andre Pellerin (civil engineer), Rene Viau (mechanical engineer), Pierre Jacques (internal system contractor), Guy Hamel (social club President) and Denis Labonte (contractor and social club). To get drawing ready for construction Waterside invested \$104,888.03. Just to get to the permit application it did require \$20,000.00 out of



the \$104K. In 2015/2016 we also invested \$14,577.57 to do analysis and sketches' following the owners request at the 2016 Annual meeting. Total amount invested was \$ 119,465.60. We have on hand the final stamp drawing all in accordance with the 2018 building code and ADA requirement. By the end of the current fiscal year all money borrowed from the working capital would be have been refunded to the working capital reserve.

We maintained our excellent relation with the Town of Hypoluxo, we contributed our expertise to some of their projects like the set-up of the park on Federal Highway, the painting of the Town Hall and the water and sewage cost study. We are currently using one contractor following reference from the Town for our trees and hedges work.

Now an important news, after more than 18 months of negotiation involving the Town of Hypoluxo, the City of Boynton and Waterside Village, we are now considered for water consumption and sewage as IN CITY by the City of Boynton, we just received the first billing from Boynton under the new rate structure and our monthly cost went down from \$22,166.45 to \$16,673.72 a saving of \$5,493.00 equivalent to an annual saving of between \$48,000.00 to \$51,000.00. This was stated in our monthly report and it is happening by close to 18 months ahead of other communities on the east side of Federal highway. Just by applying their normal rate increase to the new rate structure will mean an additional saving of \$1,192.00 and growing in a compounding way in future years. We did thank the Town for their contribution to settle the file, the Quadrille to the west of Waterside will benefit from our effort. These figures will be taken into consideration in the publication of the month of December forecast and we will have applied the resolution made at the October 30, 2018 budget meeting, by transferring money to the working capital reserve and to grounds improvement categories.

This past Wednesday Stacey, Claude and I meet with a potential landscape contractor to obtain his suggestions on how to improve the look of the site, we may even consider giving a contract for the full maintenance of our grounds inclusive not only grass cutting, hedge trimming but also the spraying, fertilization and other related tasks. Moving from a commercial type of maintenance to a semi

residential type. At a minimum some task would be transferred even if it is only on a consultant basis. Cost may go up.

We published a time schedule for sprinkler and are currently conducting a wet check, it should be completed within the next couple of days, we do need to perform one more verification task, mine with Stacey. Now from time to time some of our owners do play with various timers or control valve, we will find a way to have all of those under a locking device, only our personnel are authorized to use those control points. Let's hope we can maintain a 98% performance level at all time. The schedule is posted on our website.

Long term renters remain a concern of the Board, it does create non-acceptable situation like garbage on balcony, non-cleaning of stairway, speeding etc.

Thanks to all volunteers with the various Social club activities, thanks to public work volunteers and by the way they do not want to be named by I know you have notice them and the saving achieve mainly under the electrical maintenance is substantial more than \$10,000.00. Thanks to the residents that are involve with the Sharing Project, there is currently 5 of our residents that provide teachers support on a volunteer basis at the school, your financial contribution always appreciated. Thanks to our office and maintenance staff and finally to the Board members.

Now I have a very difficult task to do, Board member Claude Comtois is retiring after 13 years and 3 months and may be Monique may say 13 years, 3 months and 3 days, Claude did serve Waterside always within the guideline of the fiduciary duty obligation of a Board member with professionalism, dignity and calm. He served at various stage as Vice-President, as Treasurer, as Secretary of the Association and was always a member of one of the committees of the Board, all this with great dedication being always available. Claude, from the installation of the shutters, the modification of the various Association documents, the release of the updated rule and regulation, the clubhouse file, the fiber optic set-up and now he is involved with one more project. For 12 of those years he did have to tolerate and help me, Claude always showed up at the office on a daily basis.

ON YOUR BEHALF AND FROM THE BOARD CURRENT MEMBERS AND PAST MEMBERS OVER CLAUDE TENURE, CLAUDE THANKS, MONIQUE THANKS AND WE

KNOW WE CAN COUNT ON YOU IF WATERSIDE NEED YOUR EXPERTISE AND CONTRIBUTION, MONIQUE YOU CAN EXPECT MORE PHONE CALL FROM WATERSIDE.

To all thanks,

Andre C. Mongrain, President

January 26, 2019