

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

**MINUTES OF THE BOARD MEETING
HELD ON NOVEMBER 13, 2020 AT 7:30 p.m. AT THE CLUBHOUSE AND
WITH THE ZOOM SYSTEM**

PRESENT:

Andre Mongrain, Director and President
Normand Cadieux, Director and Vice President
Jean Claude Goyette, Director and Secretary
Marc Desrochers, Director and Treasurer
Marian Petrescu, Director
Celine Poissant, Director
Michael Shane, Director

and Stacey Casey, Manager

1. Quorum

The quorum was met as all seven Directors were present.

2. Approval of the Agenda

The approval of the Agenda was moved by Marian Petrescu, seconded by Celine Poissant and unanimously approved;

3. Approval of the Minutes of the Board of Directors meeting held on October 28, 2020

The approval of those minutes was moved by Normand Cadieux, seconded by Michael Shane and unanimously approved;

4. MODIFICATIONS OF RULES AND REGULATIONS RELATED TO CLOSING OF SHUTTERS

The President mentioned that: *Article 24.5 of the Rules and Regulations reads as follows:*

24.5 During the non-hurricane season between December 1 and March 31, all hurricane shutters on a Unit must remain open. If they are not opened on a Unit, Waterside staff will open them and the Owner will be required to pay a fee to be determined by the Board of Directors.

The proposed permanent Article 24.6 of the Rules and Regulations would read as follows:

24.6 The Administration may grant the permission to have the shutters closed even during the non-hurricane season when an owner is waiting to have his windows or patio door replaced due to a leak. A specific confirmation to that effect must be obtained from the office and a formal contract with a window replacement provider must be submitted.

A vote was held to adopt the proposed resolution. The vote was proposed by Normand Cadieux, seconded by Jean Claude Goyette. The Board of Directors unanimously voted to adopt the said resolution;

This adopted Article 24.6 will become a permanent addition to the Rules and Regulations:

The proposed temporary Article 24.7 of the Rules and Regulations would read as follows:

24.7 Due to the COVID-19 pandemic, the application of Article 24.5 of the Rules and Regulations is suspended by the Board of Directors in order to permit absentee owners to keep their shutters closed during their absence, if desired.

A vote was held to adopt the proposed resolution. The vote was proposed by Marc Desrochers, seconded by Jean Claude Goyette. The Board of Directors unanimously voted to adopt the said resolution;

See Appendix A for full details of the implication for the owners that will keep their shutters in a closed position.

5. RESOLUTION AUTHORIZING REMOTE PARTICIPATION IN MEETINGS

WHEREAS, Section 617.0721(3), Florida Statutes, states the following regarding attending meetings via remote audio or video means:

If authorized by the board of directors, and subject to such guidelines and procedures as the board of directors may adopt, members and proxy holders who are not physically present at a meeting may, by means of remote communication:

(a) Participate in the meeting.

(b) Be deemed to be present in person and vote at the meeting if:

1. The corporation implements reasonable means to verify that each person deemed present and authorized to vote by means of remote communication is a member or proxy holder; and

2. The corporation implements reasonable measures to provide such members or proxy holders with a reasonable opportunity to participate in the meeting and to vote on matters submitted to the members, including an opportunity to communicate and to read or hear the proceedings of the meeting substantially concurrent with the proceedings.

If any member or proxy holder votes or takes other action by means of remote communication, a record of that member's participation in the meeting must be maintained by the corporation in accordance with s. 617.1601; and

WHEREAS, the Board wishes to adopt this Resolution to authorize remote voting at Association meetings and to establish guidelines with respect thereto.

NOW, THEREFORE, it is resolved as follows:

1. The Board hereby authorizes Owners (which term shall be interchangeable with "Members") and proxy holders to participate in and vote at meetings of Members, by remote communication means and to attend open Board meetings by remote communication means.

2. When video participation is used, physical recognition of the Member by a member of the Board, other Members, or employees or agents of the Association shall be a sufficient verification of identity.

3. When audio participation is used, recognition of the Member's voice or the telephone number or other source of communication from which he or she is communicating shall be a sufficient source of verification of identity.

4. Members or other persons participating remotely as proxy holder for a Member must submit copies of said proxy or proxies by mail or hand-delivery to the Association mailing address at: Waterside Village of Palm Beach Condominium Association, Inc., c/o Board of Directors, 132 Waterside Drive, Hypoluxo, FL 33462-6160, or via e-mail to watersidevillage@bellsouth.net, in advance of the meeting.

5. The Chair of the meeting shall allow every Member wishing to speak to an item which will be put to a vote of the Members the opportunity to

speaking for up to 3 minutes regarding each such item. The Chair may utilize technology that “mutes” Members when they are not speaking so long as the platform contains a means by which Members may communicate to the Chair that they wish to be recognized.

6. Members who have not voted by proxy and are attending remotely in person shall be required to vote, if they wish to vote, on each item for which a vote is being taken, by voice vote. Each such vote shall be specifically included in the minutes of the meeting.

7. The Chair of the meeting shall have the discretion to apply this Resolution or waive its application in any reasonable manner which effectuates the ability of Members to participate remotely, while preserving the ability to conduct an orderly meeting and verify that those attending remotely are, in fact, entitled to do so.

8. This Resolution does not require that remote participation be offered for any meeting. The availability of and platform for remote participation shall be at the discretion of the Board President, or the Board.

The approval of the said resolution was moved by Celine Poissant, seconded by Marian Petrescu and unanimously approved;

6. Question period for Owners

The President answered the questions asked by the participants.

7. Adjournment

The adjournment of the meeting was moved by Celine Poissant, seconded by Marc Desrochers and unanimously approved. The meeting was adjourned at 8:00 p.m.

Jean Claude Goyette
Secretary of the board of directors
November 14, 2020