

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

**MINUTES OF THE ANNUAL MEETING Held
JANUARY 28, 2023 at 2:00 p.m. at the CLUBHOUSE
and via ZOOM**

PRESENT:

Andre Mongrain, Director, and President
Michael Shane, Director, and Vice-President
Marc Desrochers, Director, and Treasurer
Michel Thivierge, Director, and Secretary
Jean-Luc Beaudoin, Director
Daniel Laviolette, Director
Stéphane Paquin, Director

and Stacey Casey, Manager

1. Call to Order

Call to order was made by Andre Mongrain at 2:00pm

2. Election of a Chair for the meeting

The election of Andre Mongrain as the chair of the meeting was proposed by Michel Poirier (unit 722), seconded by Marie-Josée Drouin (unit 726) and unanimously approved.

3. Election of new Directors.

The independent committee started the vote validation and counting process at 2:05pm

4. Call to quorum.

111 members in the room, 81 by proxy and 21 on Zoom totaling 213 – The quorum is 135 units, so the quorum has been met for this annual meeting and the meeting proceeded as planned.

5. Proof of two notices for the meeting.

The Secretary, Michel Thivierge, 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.

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CONDOMINIUM ASSOCIATION, INC.**

6. Approval of the Agenda.

An item to be added to the agenda regarding long term renters was proposed by Jean Hotte (unit 708), seconded by Celine Poissant (unit 730) and unanimously approved to be added as agenda item 8.1.

7. Reading and approval of the Minutes of the Meeting held on January 29, 2022.

The waiver of the reading of the Minutes of the Annual Meeting held on January 29, 2022, was moved by Francine Woods (unit 233), seconded by Hector Coderre (unit 656), and unanimously approved.

The motion to approve the minutes from the annual meeting held on January 29, 2022, was moved by Michel Poirier (unit 722), seconded by Ghislain Fortin (unit 418) and unanimously approved.

8. Resolution for modified use of working capital reserve.

It is moved by Jean Hotte (unit 708), seconded by Michel Poirier (unit 722) and unanimously approved that any usage from the working capital reserve be restricted to the following situations:

- 1. The payment of a portion of the insurance policies premium. The amount used for this purpose needs to be refunded by the operating account before the end of the fiscal year (October 31) in the year it was borrowed.**
- 2. Funds can be used from the Working Capital Reserve, following a vote of the owners for a special project in accordance with the Association documents. Conditions and reimbursement schedule to the Working Capital Reserve of such usage needs to be included in the voting documentations.**
- 3. In a case of emergency, the Board of Directors is authorized to use funds available in the Working Capital Reserve. It needs a formal communication to the owners before use and the amount needs to be reimbursed within 30 days of the last usage date of the Working Capital Reserve under this article, either following an insurance settlement, the collection of a special assessment or from a transfer from the operating fund.**

This motion is valid until the Annual meeting to be held on January 27, 2024, at which meeting a new motion will be voted on. If no motion is tabled, then this resolution remains in full force and effect.

**WATERSIDE VILLAGE OF PALM BEACH
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8.1 Resolution for fee charged when a long term or short term is renewed.

It is moved by Ghislain Fortin (unit 418), seconded by Hector Coderre (unit 656) and unanimously approved that **the \$100 fee charged on new short-term leases and on new long-term leases will apply on any renewal period either short term or long term, it will be payable to Waterside Village.**

9. Reports from Officers and Directors

Marc Desrochers reported on unit sales and social activities, the report is attached as appendix 2 and appendix 3.

Jean-Luc Beaudoin and Daniel Laviolette reported on urban planning, the report is attached as appendix 4.

Andre Mongrain delivered a report from the president. Summary of the report attached as appendix 5.

10. New business.

Ghislain Levesque (unit 348) – Asked the Board of Directors to review the current situation with the TV offering and if the association should continue providing cable TV. Another owner, Gaetan Doucet (unit 224) added comments to this request. The chairperson replied that it is already an existing proposition that will be addressed by the new Board of Directors. Alayn Plante (unit 325) added comments about an on/off availability of the system.

Robin Barrack (unit 227)– asked to translate the question on cable service. She shared some concerns about recycling procedures, usage by the residents, time spent by our maintenance team cleaning out items in the wrong bins and the ongoing cost to maintain recycling in our community.

11. Question period for owners.

Several questions were asked by owners and answered by the current board of directors and/or commented on by other owners in the community.

Madeleine Côté (unit 556) - question related to windows, approvals and the process in general.

12. Election results of new Directors.

The candidates for the election were as follows:

Claude Bachand (Unit #204)

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

France Laroche (Unit #654)
Daniel Laviolette (Unit #601)
Andre Mongrain (Unit #721)
Stephane Paquin (Unit #366)
Marc Voyer (Unit #205)

The results of the election are as follows:

Andre Mongrain (Unit #721) – 248 votes
Daniel Laviolette (Unit #601) – 237 votes
Stephane Paquin (Unit #366) – 213 votes
France Laroche (Unit #654) – 169 votes
Marc Voyer (Unit #205) – 123 votes
Claude Bachand (Unit #204) -- 99 votes

The top 4 candidates with the most votes have been voted into the Waterside Village board of directors for the next 2 years.

Please see appendix 6 for the report from the impartial election committee.

13. Adjournment

The adjournment of the meeting was moved by Alayn Plante (unit 325), seconded by Sylvie Beaupré (unit 324) and unanimously approved. The meeting was adjourned at 4:20pm.

Michel Thivierge, Secretary
January 28, 2023

APPENDIX 1

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 28, 2023 at the Association Club House and via Zoom**, was mailed or hand delivered or electronically transmitted on November 18, 2022 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: Stacey Casey, Property Manager

The foregoing instrument was acknowledged before me this 18th of November, 2022, 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.

Personally Know X OR
Produced Identification _____

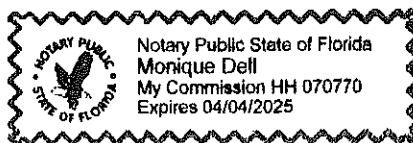
Type of Identification

NOTARY PUBLIC – STATE OF FLORIDA

Sign: Monique Dell

Print: MONIQUE DELL

My Commission expires: 04/04/2025



APPENDIX 1

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 28, 2023 at the Association Club House and via Zoom**, was mailed or hand delivered or electronically transmitted on January 10th, 2023 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: Stacey Casey, Property Manager

The foregoing instrument was acknowledged before me this 10th of January, 2023, 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

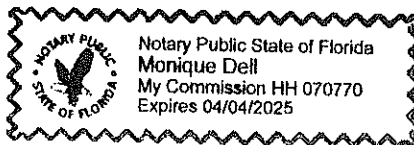
Personally Know X OR
Produced Identification _____

Sign: Monique Dell

Print: MONIQUE DELL

Type of Identification

My Commission expires: 04/04/2025



Waterside Village Transactions (2021-2022)

APPENDIX 2

Sales

Closing Date	Unit #	Qty	A	B	C	D	DD	Buyer	Seller	Month
Nov. 12, 2021	217		\$			190 000		Simard & Roy	Lebrun R.	Aug.
Nov. 12, 2021	377					250 000		Lebrun & Doucet	Tremblay	Aug.
Jan. 12, 2022	176	1		189 000				Rodriguez Brito	Tantazione LLC	Dec.
Jan. 28, 2022	685	1		197 000				Grant & Latour	Lamarche/Seigneur	Dec.
Jan. 31, 2022	623	1	160 000					Lampart & Flocchi	Mercado	Feb.
Feb. 11, 2022	127	1	180 000					Andreatini & Galarza	Labrecque, O.	Jan.
Feb. 16, 2022	541			220 000				Hritz R & Robinson S	Demers & McGinnis	Dec.
Feb. 16, 2022	328					269 000		Hamel & Bolduc	Cadieux & Duchesne	Feb.
Feb. 17, 2022	554	1		202 000				Nantel R. & Boucher D	Font	Jan.
Feb. 28, 2022	660	1	167 000					Goulet, Marlin & Karine Dessureault	Dessureault	Jan.
Mar. 23, 2022	410					240 000		Leduc, F. & St-Aubin L	Poirier-Defroy	Feb.
Mar. 24, 2022	621	1	167 000					Lemay, Manon	Belanger, L.	Feb.
Mar. 31, 2022	613	1	149 000					Ghislain Poulin	Drouin	Dec.
Apr. 01, 2022	301					300 000		Gilbert & Savard	Lamarre, D.	Mar.
Apr. 15, 2022	617	1	179 900					Boisvert M.	Raymond & Cliché	Jan.
Apr. 15, 2022	357				215 000			Raymond D. & Cliché	Deschamps M	Jan.
Apr. 18, 2022	549	1		230 000				Cousineau R.	Sasseville & Brisson	Feb.
Apr. 22, 2022	364				180 000			Veilleux C. & Turcot E.	Granger N.	Mar.
Apr. 28, 2022	375					200 000		Tremblay, J.	Gobeil M.	Mar.
Apr. 28, 2022	216				190 000			Lambert & Girard	Tremblay J.	Mar.
May 04, 2022	558	1	200 000					Wilson, J & J	Stanish, S.	Mar.
May 06, 2022	366							Paquin S. & Ringuette	Gregoire J.	Jan.
May 25, 2022	144				189 000			Robert & Paquin	Lalande & Lacasse	May
May 31, 2022	713	1	210 000					Picard, Simard, Bouffar	Jensonne & Lalande	April
June 14, 2022	531	1	200 000					Guclu, F.	Tarentino, A.	May
June 15, 2022	202					260 000		Tremblay, D.	Caron, F.	May
July 05, 2022	179	1	200 000					Stacy K & Jaffin K	McDonald J.	June
July 08, 2022	672	1	220 000					Paquin & Bourgeois	Gilbert N.	June
Aug. 28, 2022	154	1	220 000					Lambert & Girard	Boissé, G.	June
Oct. 13, 2022	228				208 000			Vallejo-Bryant	Pritt	Sept.
Sept. 08, 2022	647	1	183 290					Foreclosure		
		11	2 016 190	8	1 688 000	7	1 709 000	0		0,00
			183 290		196 400		244 143			
Average Price Sold										

Total Units Sold: 31

APPENDIX 2

Pending

Closing Date	Unit #	Qty	A	B	C	D	DD	Buyer	Seller	Month
		0	0	0	0	0	0			
		0	0	0	0	0	0			

Total Units Pending: 0

Family Transfers

Closing Date	Unit #	Qty	A	B	C	D	DD	Family
Dec. 14, 2021	420							Massicotte, L. & David, S
Feb. 25, 2022	543							Labonté & Robitaille
Mar. 15, 2022	630	1						Donovan, W
Mar. 31, 2022	160							Rioux, C. MA. JF
May 25, 2022	346				1			Dubord, J
Sept. 19, 2022	432					1		Comptois
		1	2			1	0	

Total Units Transferred: 6

Total Transactions: 37

Date: Oct. 31st, 2022

APPENDIX 3

Bonjour,

Pour la saison 2022 ce fut presque normal. Il y a eu que les activités à l'extérieur :

- Galet
- Tennis - Pickle Ball
- Pétanque
- Aquaforme
- Danse Exercise
- Balle Molle
- Deux 5 @ 7

Merci à tous les volontaires qui ont supervisé ces activités.

Hi ,

For the 2022 season it was quite normal.

There were only the outside activities:

- Shuffle Board
- Tennis - Pickle Ball
- Petanque
- Pool Exercise
- Danse Exercise
- Soft Ball
- Two get together

Thanks you to all volunteers that supervised those activities.

APPENDIX 4

This season, we received **32 modification requests**. The majority of these requests concerned windows, doors and Florida room.

We also received approximately **300 work orders**.

BUILDINGS

As you know, buildings get older and we get to feel it. We spend a lot of energy and money to fix and repair them.

Cracks, windows and not to forget Hot water tanks cause a lot of damage.

Consequently, we ask you to check the date of fabrication of your Hot water tank and replace it, **if it is over 10 years old**.

We also recommend the replacement of the original windows. These actions can save damage and money to the association. It will also save you money in term of energy and will be an increase value to your unit.

FOUNTAIN

The fountain will be replaced, after weeks of research. This should be done at the end of February.

KEYS

Reminder.... If you change the door locks, you must notify the office and provide 2 sets of keys to the office.

ETAT DE LA SITUATION

- Cette saison nous avons reçu, **32 demandes de modifications.**
La majorité de ces demandes visaient des remplacements de fenêtres, portes et Florida Room.
 - Nous avons reçu près de **300 réquisitions de travail.**
-

BÂTIMENT

En ce qui concerne les bâtiments, ces derniers prennent de l'âge et nous commençons à le ressentir. Nous dépensons beaucoup d'énergie et d'argent à réparer les structures.

Les fissures et les fenêtres d'origine sont principalement en cause. Sans oublier les réservoirs d'eau chaude qui causent des dommages importants lorsqu'ils sont désuets.

Par conséquent, **nous vous demandons :**

- de vérifier la date de fabrication de **votre réservoir d'eau chaude et de procéder au remplacement de celui-ci après 10 ans.**
- nous vous **recommandons également le remplacement des fenêtres d'origine.**
 - en plus, de prévenir des infiltrations d'eau et de sauver de l'énergie (climatisation), les nouvelles fenêtres apportent une valeur ajoutée à votre condo.

FONTAINE PRINCIPALE

Après plusieurs recherches, nous avons finalement trouvé un fournisseur qui s'occupera de **remplacer la fontaine principale dans les prochaines semaines**, soit quelque temps en février.

SERRURE

Nous vous rappelons que si vous changez vos serrures, vous avez l'obligation d'en informer l'administration et de fournir 2 ensembles de clés.

APPENDIX 5

PRESIDENT REPORT FOR THE FISCAL YEAR 2021/2022

First, thanks to the staff, owners and my own family members that did help in the preparation of the election packet, 286 were mailed in Canada by Jean Luc Beaudoin and 125 were mail in the US by Monique Dell.

Second, let me thank the owners who have accepted to serve for this annual meeting, from room setting and registration process. A special thanks to Marc Turgeon the President of the Election Impartial Committee and its members, Monique Carpentier, Gaetan Cardinal, Yves Marchand and Kelly Rody. The detailed procedure that they did create will remain their legacy and will be expanded.

Thank you to those of the Board of directors who have served the community and have decided not to continue the adventure namely Jean-Luc Beaudoin and a special thank you to Jean Claude Goyette, being the person in charge of the modifications request approval committee is the worst and most difficult task of the Board.

I would like to thank all the social activity stakeholders now under the responsibility of Alayn Plante, and I would also like to highlight the previous leaders namely Guy Hamel, Denis Labonte and Gerry Coderre. Thanks to Sylvie David and the volunteers who took over for Mrs. Monique Bineau at the library.

Financially, we have met the total budget commitments, even with a substantial increase in insurance costs. We had to reallocate some budget items to allow us to pay and absorb the insurance cost. We will know in the next three months the future and it will not be easy. The level of inflation will be a determining factor. Your Board has stated that we are currently at risk.

The balance sheet is in good standing, thanks to Monique Dell for her constant work on the account receivable, we are at the lowest point ever. We are also following very closely on our CD and Annuity, to make sure we are investing any available funds even for a one-month term. We have reevaluated our reserve requirement mainly for the roof and asphalt.

One sour point, the last budget meeting was poorly attended, only 44 owners did attend, 7 of those were the Board members and one owner with 9 units so the real count was 28, that's very deceiving for the Board. Two reasons for low attendance could be your Board is doing an excellent job in providing a lot of detail or you trust your Board.

We have a choice, we have a Board that is deeply involved in the day-to-day operations, or we have a management company that runs the association and provided support to the inhouse staff, this option will not only be very costly, but service will also be reduced, and less control over our different contractors.

Thanks for your support you have provided me over the past 16 years, I have enjoyed the great majority of those years. My thanks to the staff for their devotion to the wellbeing of our owners and residents.

Andre Mongrain

President January 28, 2023

RAPPORT DU PRESIDENT POUR L'ANNEE FISCALE 2021/2022

Tout d'abord, grâce au personnel, aux propriétaires et aux membres de ma propre famille qui ont aidé à la préparation du paquet électoral, 286 ont été envoyés au Canada par Jean Luc Beaudoin et 125 ont été envoyés aux États-Unis par Monique Dell.

Permettez-moi en second lieu de remercier les propriétaires qui ont accepté de se porter volontaire pour cette assemblée annuelle, de la préparation de la salle au processus d'inscription. Un merci spécial à Marc Turgeon, président du Comité indépendant électoral et à ses membres, Monique Carpentier, Gaétan Cardinal, Yves Marchand et Kelly Rudy. Ils ont effectué un travail sérieux et la procédure qu'ils ont établie restera dans les annales.

Merci à ceux qui ont servi la communauté au sein du conseil et qui ont décidé de ne pas continuer l'aventure. Merci à Jean-Luc Beaudoin et un merci spécial à Jean-Claude Goyette, être la personne responsable du comité des approbations est la pire tâche du conseil.

Je tiens à remercier tous les intervenants des activités sociales, maintenant sous la responsabilité de Alayn Plante, et je voudrais aussi souligner les responsables précédents, Guy Hamel, Denis Labonté et Gerry Coderre. Merci à Sylvie David et à ses volontaires d'avoir pris la relève de Madame Monique Bineau à la bibliothèque.

Sur le plan financier, nous avons respecté l'ensemble des engagements budgétaires, même avec une augmentation substantielle des coûts d'assurance. Nous avons dû réaffecter certains postes budgétaires pour nous permettre de payer et d'absorber le coût de l'assurance. Nous connaissons l'avenir dans les trois prochains mois et ce ne sera pas facile. Le niveau d'inflation sera un facteur déterminant. Votre conseil d'administration a déclaré que nous sommes actuellement à risque.

Le bilan est en bon état. Grâce à Monique Dell pour son travail constant sur les comptes à recevoir, nous sommes au point le plus bas jamais atteint. Nous suivons également de très près nos dépôts à terme et nos annuités, pour nous assurer que nous investissons tous les fonds disponibles, même si pour seulement

un terme d'un mois. Nous avons réévalué nos exigences de réserve principalement pour les toits et l'asphalte.

La réunion budgétaire a été peu suivie, seulement 44 propriétaires ont assisté, dont 7 d'entre eux étaient les membres du conseil d'administration et un propriétaire avec 9 unités, donc le nombre réel était de 28. Ce manque de participation ou d'intérêt est très décevant pour le conseil. Soit votre conseil d'administration fait un excellent travail en fournissant beaucoup de détails ou vous faites très confiance à votre conseil d'administration.

Nous avons le choix. Nous avons un conseil d'administration qui est profondément impliqué dans les opérations quotidiennes ou nous optons pour une société de gestion qui gère l'association et fournit un soutien au personnel interne. Cette dernière option sera non seulement très coûteuse, mais le service sera également réduit et il y aura moins de contrôle sur nos contracteurs.

Merci pour votre soutien que vous m'avez fourni au cours des 16 dernières années, j'ai apprécié la grande majorité de ces années. Je remercie le personnel pour son dévouement au bien-être de nos propriétaires et résidents.

Andre Mongrain

Président

le 28 Janvier 2023.

APPENDIX 6

Waterside Village of Palm Beach Condominium Association Election to fill four positions on the Board of Directors – 18 January 2023

VOTING SUMMARY – GLOBAL BALLOT

. RESULTS	CANDIDATES	# VOTES		ELECTED
	BACHAND, CLAUDE	99	6	
	LAROCHE, FRANCE	169	4	✓
	LAVIOLETTE, DANIEL	237	2	✓
	MONGRAIN, ANDRÉ	248	7	✓
	PAQUIN, STÉPHANE	213	3	✓
	VOYER, MARC	123	5	

. STATISTICS	ELECTORS (411)		VOTES	
	LARGE ENVELOPES		SMALL ENVELOPES	
	No.	%	No.	%
RECEIVED *1	321	78%	RECEIVED	315
REFUSED *2	7	2%	REFUSED	4
ACCEPTED	314	76%	ACCEPTED	311

*1 include 3 envelopes non-identified

*2 : 4 rejected + 3 non identified