



# Village News

A Publication of Waterside Village

March 2008

## Your Board Members

At the first Board meeting, Mr. Andre Mongrain was elected President, Mr. Andre Bergeron as Secretary, Mr. Gaby Belanger as Vice-President and Mr. Bob Van as Treasurer. Mr. Claude Comtois, Mr. Roch Massicotte and Mr. Marc Rochon are the other directors of your Association and every director has been assigned specific responsibilities.

## Board Meeting

Two Board meetings have already taken place and minutes of those can be found on Waterside's Web site. A third one planned for Saturday March 22, 2008. The time has not been set.

Your Board members have also held three working sessions on very specific subjects and more are planned over the next couple of weeks.

## Staffing and Expenses Cut

The office staff has been cut by one person and the maintenance department has also been reduced by one employee. Our office staff is now composed of Mrs. Florence Allain and Mrs. Elissa Crawford. On the maintenance side we have Mr. Larry Scarce and Mr. Toby Smith.

The Board has begun the search for a new manager and has retained the services of a consultant to help with the search.







All expenses are currently under review and the financial forecast shows the current impact of those planned cuts.

## Maintenance Projects

The maintenance department has started on several projects. The first is the washing of the sidewalks starting in the south part of Waterside. A cement contractor has been contacted to begin repairing the damaged sidewalks. Waterside's maintenance department does not have the equipment to repair the sidewalks.

There were at least five reports of leaking windows during the recent heavy rain storms. The Board has been looking into a solution for this problem. We have to remember that every owner is responsible for their windows, and we ask the cooperation of every owner affected by this situation to make the necessary corrections. This situation is critical in A and B units, and it may involve the second floor unit owners who have to do the repairs.

Board members are working with a contractor to add a third well and pump to the sprinkler system. The proposed well is expected to be located near the dumpster area. The

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Board of Directors	
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cost is expected to be approximately \$15,000. The current water restrictions allow Waterside to water twice a week from midnight to 8:00 am. Until very recently we had a temporary approval to water an additional four hours a day. This means we were allowed to water from 8:00 pm to 8:00 am. This temporary approval has expired. Now, Waterside has to show South Florida Water

Management that we are taking steps to correct the situation.

Money has been budgeted in the reserve account for sprinklers. The risk is that if we do not water enough, the grass will die and Waterside will have to spend much more money to replace the dead grass.

## **Security and Emergency**

New stickers will be distributed for the cars parked in Waterside. There will be different color stickers for owners and renters. This will make it easier for the guard to differentiate between owners' and renters' cars and facilitate checking the stickers during his rounds. Renters will get white stickers and owners will receive blue ones.

The guard's rounds have been modified so he can spend more time at the gate out of a typical eight-hour shift, and we hope that the guard spends at least 6 hours and 45 minutes at the entrance.

Your Board is also working on an emergency plan and hopes to have this ready for the next Board meeting.

## **Past-Due Accounts**

The dollar amount of past-due maintenance payments and special assessments has recently increased. The Board has been contacting owners to remind them about any past-due amounts. Nearly all the owners who were contacted have immediately sent in their payments. This program has been very successful and will be continued on a monthly basis. Personal contact

produces positive results and we ask the cooperation of every owner.

Currently over 250 owners are on a pre-authorized payment plan. This greatly improves the collection effort, reduces the office work and simplifies the life of the owners that use this program. If you are interested in joining please contact the Association office.

Seven owners who are severely delinquent have recently had their accounts turned over to Waterside's attorney for collection. The first step in the collection process is to place a lien on the owner's property. The lien is good for one year. At that point the condominium association must begin the foreclosure process. The total amount in arrears at January 31, 2008 was \$52,499. One of the problems facing condominiums in Florida is that the value of condominiums has dropped in the past few years and a condo's value may be less than the balance of the mortgage and the late condo fees.

We need the cooperation of every owner on this subject and every improvement is not only cash on hand for the Association, but it reduces interest costs, legal and accounting costs, and also reduces the office work load.

## **Committees**

The Television and WiFi Committee has held two meetings during the last week of February, 2008 and hopes to produce a report in time for the March Board meeting. The purpose of the committee is three-fold. The first is to look into upgrading the current satellite television system or switching to cable TV. The second

purpose is to look into expanding the WiFi Internet system to cover all of Waterside. The system currently in use is only available at the Clubhouse, and the third mandate is to find a way to make the summer Board meetings accessible via the Internet. The committee members are Roch Massicotte, chairman, Robin Barrack, Mickey Crabb, Andre Girard, Andre Pellerin and Scott Perron.

The Security and Emergency committee is composed of Andre Mongrain, chairman, Gaby Belanger, Gary Mehall, Michael Shane and one more should join the committee. They are working on an emergency plan by updating the process for the parking stickers, duties for our guard, and also finding a solution for a second emergency exit for the site. They will also provide input to the rules and regulations as it relates to security.

The Budget Committee members are Bob Van, chairman, Pierre Payette, Lillian Julian-Smith, Alain Leroy-Audy, Yves Ouellet and Alfred Shehata. The first meeting was on February 28 and they reviewed the current financial results as well as the information available from Barry and Co.

The Audit Committee has three members: Andre Bergeron, chairman, Bob Van and Yves Ouellet.

The Buyers-Rental-Loan Approval Committee is composed of Claude Comtois, chairman, Andre Bergeron and Roch Massicotte. This committee meets regularly and has to approve the new occupants of any unit at Waterside. This group or its delegate (the manager) will meet with all new owners to review the Condo Act, the Florida State Law, our rules and regulations, and other items related to the budget and regular assessment fees. They will also review the closing documents on every sales transaction

to ensure that there are no pending issues with the current owner that need to be picked up by the new owner.

The Voluntary Task group is headed by Pierre Dumont. They meet every Monday at 10:30 am, where a group of owners and renters join in front of the maintenance shop to perform light tasks that contribute to the improvement of our site. Their involvement has produced visible, positive results so far.

Rules and regulations are being reviewed and updated by Andre Bergeron, and they should be presented at the next scheduled Board meeting by the President.

The Social and Cultural Committee has elected their new executives. They are Bruno Alary, Yves Ouellet, Arthur Bergeron, Guy Hamel and Gerald Premont. The participation from so many of our owners and renters is a positive sign that we care about the need for these activities at Waterside. A meeting took place on February 21, 2008 and Mr. Mongrain and Mr. Massicotte commented on the vision of the Board as it relates to the future of the Social and Cultural Committee. It was mentioned that investment in infrastructure is the responsibilities of the Association and the funding of the day-to-day activities will come from voluntary contribution from participants, owners and renters.

### **Garbage Area – Large Items**

The area next to the dumpster has been cleaned up and now owners are asked to place their large items such as furniture, TVs and appliances in the fenced-in area east

of the dumpster. This makes the garbage less visible. Waterside needs cooperation from the owners and renters. If you hire a contractor or get delivery of a new appliance please ask your supplier to remove the old appliance or construction debris away from the property..

### **New Screening Procedures**

The screening procedures were changed on February 10, 2008. The new policy on screening and administrative fee includes a flat charge of \$100. There is no longer a fee for a parking sticker. All renters and loaners, both short-term and long-term, must be screened each time they rent in Waterside. In order to comply with various legal requirements Waterside must screen all renters or not do it at all. Your Board has a fiduciary duty to ensure that this is done in accordance with the standard procedures, which will be published in March, 2008.

Owners and renters please send the application for screening on a Waterside form thirty days in advance of the renter's arrival. Waterside will not ask for Social Security numbers any more.

### **Mail Forwarding**

The post office will not forward any mail to or from out-of-state addresses without a forward address card from the post office. It must be signed and the dates included. Please make sure that this is properly done when you return to your main home address.

Please do not use the Waterside office address (132 Waterside Dr.) for your personal mail. There is no

guarantee you will get your mail. You must use your unit number as your address.

The office does not accept packages intended for owners or tenants.

### **Gate Operation**

Starting Monday, March 3, 2008, the exit gate will remain open from 7:15 am to 9:15 am. The entrance gate will stay open from 4:15 pm to 6:15 pm, but the arm will remain working as usual. This will be tried for thirty days. This is the recommendation of Carpenter Security, the contractor involved with the gate. This is to save wear and tear on the gate.

### **Financial information**

Financial information is now available on Waterside's Web site, where you can follow the evolution of the current level of expenses compared to budget and a forecast for the full year compared to the annual budget.