

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

**MINUTES OF THE ANNUAL MEETING
Held on January 30, 2021 at 2:00 pm
at the Clubhouse and on the Zoom system**

PRESENT:

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

And
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 Jean-Claude Goyette (unit 335), seconded by Yvan Girard (unit 223) and unanimously approved.

2. Quorum

A quorum was met. The registration confirmed that 284 members were present (5 in person, 79 using Zoom and finally 200 retained 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. Here is the detail of the actual attendance:

In person attendees: 5

Via ZOOM attendees:79

Retained proxies: 200

Total proxies received: 283

One owner attended via Zoom without returning a proxy, to make the 284 totals.

These statistics demonstrate the importance of proxy solicitation and for the owner to return them.

There was one disregarded proxy it was received post 2.00 pm on the date of the meeting it is not part of the statistic.

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 clarify item 7. This item is going to be information only on the resolution concerning the modified use of the working capital reserve which was voted on by the Board of Directors' minutes before the annual meeting in the preceding board meeting;

The approval of the amended agenda was moved by Yvan Girard (unit 223) and seconded by Michael Shane (unit 678) and unanimously approved.

5. Reading and Approval of the Minutes of the Annual Meeting held on January 25, 2020

The waiver of the reading of the Minutes of the Annual Meeting held on January 25, 2020 and the approval of these Minutes was moved by Yvan Girard (unit 223), seconded by Robin Barack (unit 227), and unanimously approved.

6. Information concerning the Resolution for modified use of working capital reserve

The president gave information about this resolution which was voted on by the Board of Directors' minutes before the present annual meeting:

"It is moved by _____ and seconded by _____ and unanimously approved that 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 to the Working Capital Reserve of such usage needs to be included in the voting documents.

- 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 Board of Director's meeting to be held on January 29, 2022 at which meeting a new motion will be voted on. If no motion is tabled, then this resolution remains in full force and effect."

7. **Reports of Officers**

Michael Shane in English and Normand Cadieux in French – Sale of Units

Sales Report 11/01/2019 – 10/31/2020

16 Transactions

A type units: 5

Sales with prices ranging from \$115,000 to \$146,000

One unit: Family transfer

B type units: 5

Sales with prices ranging from \$145,000 to \$160,000

C type units:3

Sales with prices ranging from \$170,000 to \$179,000

D type unit 1

Sale price \$265,000

DD type units 2

Sale price \$250,000 & \$260,000

Celine Poissant reported on the activities of the Social Cultural committee

No Annual meeting held because the Covid 19

Activities report for 2019/2020 = two hundred and eighty-nine inscriptions

Thirty-two specific activities were possible per week, with many volunteers

The activities in addition to the regularly scheduled ones were:

The arrival of Santa Claus was attended by approximately 100 people

New Years' Eve Party attended by forty-nine (sold out)

Monday cinema with Roger Mattioli

The Welcome Cocktail Party attended by more than 275! It was a big success!

Valentines Party was attended by 202 people attended at this party

The very popular Arts and craft show was also cancelled due to Covid.

There were two informational meetings held during the season.

There was no end of season Party at the end of the year.

The evening of "Les vendredis 3:30 à 5:30 ", the Karaoke nights, plus the two shows at the Tropical Club were very popular.

A very special Thank you for the twenty volunteers who did the Christmas decorations

We also had to cancel the Golf Tournament

The Socio-Culturel Committee consists of seven directors: Guy Hamel, President, Gerry Coderre, Denis Labonté, Alayn Plante, Bruno Doyon, Marcel Renaud, and Pierre Rouleau.

Modification Requests by Marian Petrescu in English and Jean Claude Goyette in French

The report is appended to the Minutes and forms part of the Minutes as Appendix 2.

The following was also read by Jean Claude Goyette:

I would like to take one more minute of your time to underline the non-stop colossal work sustained by our President, Andre Mongrain, during this covid-19 crisis. He has stayed at Waterside without any vacation for the last year and a half and has worked non-stop everyday despite two surgeries. He deserves your everyday support and recognition. Thank you.

Andre Mongrain - Report from the President

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

Normand Cadieux- A word from the Vice-President

The Vice-president Normand Cadieux read a letter received from unit 541 owners Jean-Claude Demers and Donna McGillis, congratulating President Andre Mongrain for his exceptional work at Waterside especially during this Covid19 crisis. This letter is appended to the Minutes, and forms part of the Minutes, as Appendix 4.

8. New Business

There was no new business.

9. Question Period for Owners

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

10. Election of new Board members

This year 4 director positions were up for election

ANDRE MONGRAIN

MARIAN PETRESCU

CELINE POISSANT

JEAN-CLAUDE GOYETTE

Celine Poissant, a Director for 4 years, and Marian Petrescu, a Director for 12 years, have chosen not to run for re-election. The Board of Directors warmly thanks them for their much-appreciated involvement.

Four owners submitted their candidacy and since the number of positions to be filled was also four, they are therefore declared elected by acclamation all to take effect right now for a term of two years.

Those four individuals are:

JEAN-LUC BEAUDOIN

JEAN-CLAUDE GOYETTE

DANIEL LAVIOLETTE

ANDRE MONGRAIN

11. Adjournment

The adjournment of the meeting was moved at 3:15 pm by Marc Desrochers (unit 324), seconded by Yvan Girard (unit 223), and unanimously approved.

Jean Claude Goyette
Secretary
January 30, 2021

APPENDIX 1

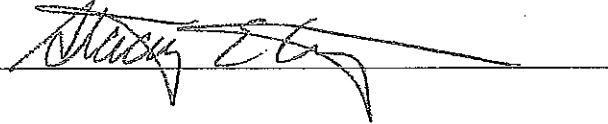
AFFIDAVIT OF MAILING OR HAND DELIVERING OR ELECTRONIC TRANSMISSION OF NOTICE TO UNIT OWNERS

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 30, 2021 at the Association Club House and via Zoom**, was mailed or hand delivered or electronically transmitted on November 19, 2020 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 19th of November, 2020, 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 _____

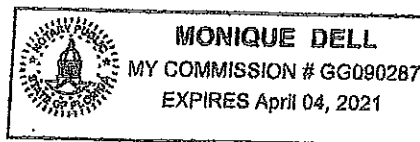
Type of Identification

NOTARY PUBLIC – STATE OF FLORIDA

Sign: Monique Dell

Print: MONIQUE DELL

My Commission expires: 04-04-2021

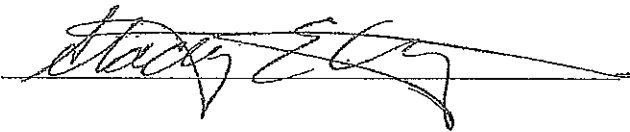


AFFIDAVIT OF MAILING OR HAND DELIVERING
OR ELECTRONIC TRANSMISSION OF NOTICE TO UNIT OWNERS

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 30, 2021 at the Association Club House and via Zoom**, was mailed or hand delivered or electronically transmitted on January 5th, 2021 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.**

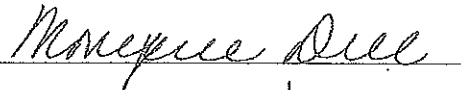
By: 

The foregoing instrument was acknowledged before me this 5th of January, 2021, 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 _____

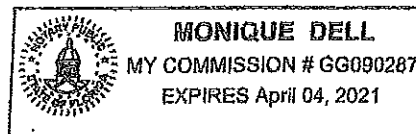
Type of Identification

NOTARY PUBLIC – STATE OF FLORIDA

Sign: 

Print: MONIQUE DELL

My Commission expires: 04-04-2021



APPENDIX 2

MODIFICATION REQUESTS – COMMITTEE ACTIVITY JAN 2020 – PRESENT

Our BOD Modification Requests Committee has 4 members:

- Marian Petrescu
- Jean-Claude Goyette
- Michael Shane
- Celine Poissant

The main goal for this Committee's activity is to evaluate all the requests, making sure that what every 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 cables, water pipes, etc.), the privacy of the neighbors, not abusing the "common area" and also not changing or affecting the Waterside's architectural style and standard.

Within the year 2020 and Jan 2021, our Committee received 20 requests, mainly for windows and sliding door replacement (13x), Replacing tiles on Patio (1x), Patio extension (1x), Relocate A/C unit, Tiles on balcony (1x), Landscaping change (1x), Replacing front door (1x), Window protectant film (1x), Extended Florida room (1x).

Most of requests have been approved, with some recommendations, case by case:

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

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

Thank you !

APPENDIX 3

PRESIDENT REPORT FOR THE FISCAL YEAR 2019/2020

RAPORT DU PRESIDENT POUR L'ANNEE FISCALE 2019/2020

One more year and what a year,

We did have the choice of the calendar year versus the fiscal year, we selected the fiscal year that runs from November 1st 2019 to October 31st 2020, this is more encouraging as we did experience close to 4 months of normality, post March 1st 2020, nothing was normal. The only thing we did need to stress was wear a mask, maintain social distancing, wash your hands, follow the protocols in place and make sure Board members enforced the various orders and the CDC guidelines.

Financially we have refunded most of the amount used for the TV conversion from analogue to digital, initiated the replacement of our Ficus bushes around the perimeter of the property, and we hope that we can complete this task over the next three years. We should complete Miner Road and one more section on the west side of the property during the current fiscal year. We have respected the budget objective. Even if the season peak for social activities was cut short due to the Covid-19 virus, it was a success, thanks to Guy Hamel and its committee members and the group of volunteers that support the various activities.

I want to wish a sincere thanks to retiring Board Director Marian Petrescu for his past 12 years of service to the community, he did ensure a constant uniformity on the various requests for modification. We also wish to thank Mrs. Celine Poissant for her service as Director for the past 4 years. To our office and maintenance staff also my thanks, for a somewhat complicated year due to the Covid and also for supporting me, I am sure they were not too happy to see me all summer long. Thanks to the Board members who did have to contribute from the distance. A special thanks to Normand Cadieux, Jean Claude Goyette and Stacey Casey who set us up on ZOOM, which probably will remain a tool for the future.

Waterside residents have been fortunate with not being too severely impacted by the Corona virus, with only 3 cases that did not require hospitalization and we hope it will remain that way. There is protocol in place for every activity, thanks you to all who are abiding by the procedures. So far, we have not been able to

open the library, we may try to do so. Waterside so far has been lucky with the vaccination process, we have over 20 residents, either permanent or snowbird owners, that received the first dose of the Moderna vaccine, they are also confirmed for their second dose. Other residents that have some sort of confirmation that they are in the queue. The program that the State has put in place is hard to understand, does it limit snowbird or not, the rules that they have promulgated are so wide that it is hard to understand if there will be real restrictions on snowbirds.

Let's hope that we will be all here next season and maybe for a longer period during the fall, as your days outside Canada would have been very limited so far in 2021, and that you can contribute to the Florida economy. I want to conclude with my thanks for your support during the fiscal year, the implementation of the Covid-19 various protocols and regulations was not an easy one. Please remember that your Board has legal and insurance responsibility, in addition to responsibilities to the whole community. In order to maintain our Annual meeting tradition, have a good glass of wine at home!

As a conclusion, wear a mask, maintain social distancing, wash your hands and respect your neighbors, who may have special health conditions.

Andre Mongrain, President

January 30, 2021.

APPENDIX 4

watersidevillage@bellsouth.net

From: Jean Claude Demers <jeanclaudedemers@videotron.ca>
Sent: Friday, January 29, 2021 2:13 PM
To: WatersideOffice1
Subject: Annual meeting

Instead of a question, we would like to: express our gratitude to two persons who have consistently provided service to Waterside Village and its residents:

1- President André Mongrain for his continuous and exceptional dedication to Waterside during the past fiscal year, as in all of the preceding years. We have all benefitted from his hard work and his commitment that has been beyond anyone's expectations;

2- Retiring member of the Board of Directors, Marian Petrescu, for his 12 years of uninterrupted commitment and assistance in the management of the affairs of Waterside. His expertise and extensive corporate memory have been very helpful and very appreciated.

Au lieu et place d'une question, nous désirons exprimer:

1- Notre gratitude au président André Mongrain pour son dévouement et pour le travail colossal qu'il a encore accompli au bénéfice de tous les propriétaires au cours de la dernière année. Impossible d'imaginer ou même de rêver plus !

2- Nous désirons exprimer notre reconnaissance et notre appréciation à Marian Petrecu pour tout le travail accompli au cours des 12 dernières années passées au conseil d'administration. Son expertise et son expérience furent des plus appréciés.

Jean-Claude Demers et Donna McGillis

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