

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

**MINUTES OF THE BOARD OF DIRECTORS MEETING Held  
MARCH 8, 2023 at 7:30 p.m. at the CLUBHOUSE  
and via ZOOM**

**PRESENT:**

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

and Stacey Casey, Manager

1. Quorum

The quorum was met as all 7 directors were present, 5 in person and 2 via ZOOM. The meeting started at 7:30pm.

2. Approval of the Agenda.

An item to be added to the agenda for a Question Period for Owners, that item will be item 8.1.

The motion to approve the amended agenda was moved by Marc Desrochers, seconded by Michel Thivierge and unanimously approved.

3. Approval of the Minutes of the last Board Meeting held on January 28, 2023.

The motion to approve the minutes from the board meeting held on January 28, 2023, was moved by Marc Desrochers, seconded by Daniel Laviolette and unanimously approved.

4. Approval of contracts awarded since the last Board meeting

President, André Mongrain summarized the recent contracts awarded since the last Board meeting.

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

The motion to approve the contracts awarded since the last board meeting was moved by France Laroche, seconded by Marc Desrochers and unanimously approved.

5. Insurance Update

President, André Mongrain gave an update on the insurance situation. Currently we have budgeted \$603,000 for this year's insurance payment and if the actual insurance premium is higher than budgeted, there will be a special assessment to make up the difference. As an example, if the insurance increases by \$60K, an assessment of roughly \$150/unit would be made in October to make up the difference.

President Andre Mongrain appointed an insurance committee composed of Mr. Sylvain Brodeur and of Mr. Normand Coutu and they have met our insurance broker and received information from the President.

President Andre Mongrain explained the cash flow requirement in order to pay the insurance premium, the calculations were discussed with Mrs. Laroche, the Treasurer.

6. Financials Update

President André Mongrain gave an update on the current financials, cashflow and different operation accounts balances.

7. Action Items List update

President, André Mongrain gave an update on the action items list that the board recently started using to distribute the workload. A request for volunteers was made to the attendees to volunteer to assist the board members in working through the action items list as many of the items are low cost overall but do require some elbow grease.

8. TV/Internet Survey Results and next steps

President, André Mongrain summarized the results of the survey that was sent out in February and received 223 responses. At a high level, the survey concluded that the average expense by household for TV, Internet

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

and land line telephone is \$91.65. He also shared the history of cable TV providers at Waterside Village over the last 30 years. André Mongrain then shared the recent conversations with a potential new Internet, TV and phone provider in the area that recently laid new fiber cables along Miner Road just outside our community. This new provider will need about 11 months to perform the engineering and installation if we decide to proceed with the new company. The cost along with additional details will be shared in an email to all owners in the next few weeks. Current offer received from the new provider stands at \$36.99 a month per unit for internet service at 300Mbs. This amount will be part of the monthly condo fee. The owners can decide to add television or telephone at their own out of pocket cost.

It will be more like a buffet type, where each owner will absorb the cost of the service, he selects in addition to the basic internet service that may be provided by the association. Owners that want to have a landline telephone line, inclusive of North America long distance service would pay a monthly fee of \$19.99 to the provider. If an owner wants to add TV to have the current basic service provided by the Association, he will then pay the provider \$39.99 a month. Other options will be available, inclusive of streaming. All this on a brand-new fiber optic cabling with the latest technology.

Our current TV agreement is in effect with Dish Network until September 2024 so we would need to decide by September 2023 to allow for a seamless transition to the new provider.

President, Andre Mongrain also mentioned that our current cabling that provides our current TV, is at the end of its life and he does hope that the Association will be able to maintain it until September 2024. More details to come, inclusive of the Owners name that will compose the technical committee.

### 8.1 Question Period for owners

Several owners asked questions mostly around the new fiber provider that was discussed in agenda item 8. Another owner shared some concerns about small children that regularly go around the community on scooters and place themselves in harm's way and create a liability for our owners and renters. This situation needs to be stopped before it is in the hands of

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

DCF (Department of Children and Family), for an abuse and neglect case.

9. Adjournment

The adjournment of the meeting was moved by Daniel Laviolette, seconded by Marc Desrochers and unanimously approved. The meeting was adjourned at 9:30pm.

Michel Thivierge, Secretary  
March 8, 2023