



# BULLETIN

## OCTOBER 15, 2005 BOARD MEETING HIGHLIGHTS

The conference call meeting began promptly at 10:00 a.m. in the clubhouse on Saturday. Thirteen residents attended, and all board members from Canada and Florida participated. Manager Daniel Harvey also was present.

Last month's meeting minutes were approved. Board directors reported the following:

Vice President and Security Committee chairman Gary Mehall told residents that the Neighborhood Crime Watch program is established, and two meetings have already been conducted at the clubhouse. Other meetings are planned for the end of October and at the end of November, with Lantana Police Officer Ed Tavcar again providing helpful hints and offering printed materials on home protection. Together they will review the information presented at the previous meetings for seasonal residents returning this fall. Gary described a method of additional observation of the community by residents taking "the long way home." Instead of residents returning directly to their condos during the day or night, he suggested first driving around the community.

Gary reported that the additional speed bumps have helped to slow down the traffic, and the security camera caught four incidents of persons "running the gate." The taped evidence prevents Waterside Village from having to cover the cost of damages. The system for parking decals is working well. Printing vehicle information on durable tape makes them easier to read and won't fade like ink markers do. Also, with Gary visibly checking the types of vehicles being registered, it is easier to eliminate illegal trucks or commercial vehicles that are not permitted to park on the property overnight.

Director of Maintenance, Gaby Belanger gave a 16-point report of all the repairs that have been finished, and outlined several scheduled tasks for this fall. All awnings but one has been replaced. Additional lighting will be installed, damaged trees will eventually be removed and replaced with smaller tree varieties, and large trees capable of invading sewer systems will need to be removed. A more detailed policy on tree cutting will be made available shortly.

A different lawn care company has been hired (Pro Lawn Care Plus) to maintain the grounds, and a different pest control company has been hired, (Boca Pest Control). The pest control company will treat exterior areas with pesticide, but will only treat condo interiors once a week upon request. The pest control company's employee must be accompanied by Waterside personnel.

A survey will be forthcoming for owners to discuss the type of hurricane shutters they would like. Presently the metal panels are the only type approved by the Board, and a contractor from Lake Worth has been approved to do the work. Owners must call the office if they plan to purchase shutters.

The pool deck at the clubhouse is being resurfaced and should be completed by November 1<sup>st</sup>. The partition and vanity areas in the pool house restrooms will be restored. New grass and dirt will be added to the Pentanque area.

Director of Communications, Marc Rochon, announced that the Waterside Village website will soon have an interactive message board, accessible to all residents. (There is already a section for "Owners Only.") Residents may post questions, comments, concerns and suggestions once the interactive message board is up and running. Marc said the website has had over 6,000 hits so far.

Jacques Lampron, Director of Operations, reported that there were two short-term rentals applied for, and one sale contract pending for a "C" unit for \$212,000. The office is planning to hire an outside accounting system, one that has a good reputation among other South Florida condo communities and is highly recommended.

Claude Poirer-Defoy, Secretary, reported that several amendments in the declarations of condominium statutes had occurred in the early 1990's, and will be reviewed at the November budget meeting.

Director Yves Ouellet said the drafted budget figures, which were mailed to all owners last week, will reflect the year-end (July 31, 2005) and the August-September figures are forthcoming.

President Pierre Dumont reported that so far ninety-four reimbursement claims from Waterside Village owners were submitted, and all but nine have been settled; the remaining claims are still in negotiation. The numerous hurricanes in the southern United States have slowed Citizen's Insurance response to several claims, but Mr. Dumont assured Board members that the situation is under control.

A brief discussion among residents in attendance followed the meeting. Gary told owners that he has observed over forty other communities in South Florida and there are still several with obvious hurricane damage. He has been told by several building contractors that Waterside Village has recouped the quickest and the best.

Gaby told residents that he is aware many owners have expertise in business, that they have good skills and impressive knowledge, all which could benefit our community. He invites all owners to offer suggestions and said volunteers are most appreciated.

The next board meeting will be November 17, 2005, 7:00 p.m., at the clubhouse.

The Management