

JUNE 2020 MONTHLY REPORT

INTRODUCTION INFORMATION

With the Palm Beach County Emergency Order 2020-005 and 2020-007 in relation to the coronavirus (covid-19), it does impose many responsibilities to your Board. We can assume nothing like this has ever taken place before. This monthly report will be devoted in great portion to the reopening of the pools.

It is important that every owner read this report as the conditions may remain this way through the summer and fall if no modifications are introduced to the two above mentioned County orders.

The Town of Hypoluxo completed the planting of new trees and bushes between the US1 and the railroad tracks, nice work! This will help Waterside as it will reduce the road noise and dust. FPL started to remove the wooden posts on Miner Road, when completed it will be a significant improvement of Waterside's surroundings.



SPECIFIC COMMENTARIES

1. CONCERNS

Main concerns at present time are the Hurricane season, from information published it should be a busy one, so far, we have 3 named tropical storms and did get a lot of rain over the past 10 days and more is projected. Waterside updated the procedure and we will be ready to face the situation.

2. POOLS AND SPA

This is how we intend to proceed with at least opening one pool, this will also be published on our website under a separate tab. We hope to open the east pool on Monday June 15, 2020.

THE FOLLOWING IS THE POOL MONITORING AND OPERATION PLAN DUE TO PALM BEACH COUNTY EMERGENCY ORDER 2020-005 AND 2020-007

A. OPERATION

- 1. ONLY THE EAST POOL WILL BE OPEN.**
- 2. ONLY WATERSIDE RESIDENTS WILL BE ALLOWED TO USE THE POOL AND BE ON THE DECK.**
- 3. NO CHILDREN UNDER THE AGE OF 12 ARE ALLOWED AT THE POOL WITHOUT ADULT SUPERVISION.**

4. RESIDENTS WILL HAVE TO COMPLETE AN ATTENDANCE TRACKING FORM WHEN ENTERING AND EXITING THE POOL AREA. THIS WILL BE DONE ON EVERY OCCASION THEY ENTER OR EXIT THE POOL AREA. (SEE ATTACHED)
5. RESIDENTS WILL HAVE TO SIGN A RELEASE FORM ONCE EVERY DAY THAT THEY ENTER THE POOL AREA. (SEE ATTACHED)
6. MAXIMUM CAPACITY WILL BE 12 RESIDENTS, IF MORE THAN 12 RESIDENTS WANT ACCESS, THE RESIDENT(S) THAT WERE PRESENT FOR MORE THAN 2 HOURS WILL HAVE TO LEAVE THE POOL AREA.
7. RESIDENTS WILL HAVE TO BRING AND REMOVE THEIR OWN CHAIRS AND BRING THEIR OWN WATER, AS OUR WATER FOUNTAIN WILL REMAIN CLOSED.
8. SIGNS WILL BE POSTED IN HIGHLY VISIBLE LOCATIONS INDICATING:
 - SOCIAL DISTANCING REQUIRMENT (6 FEET MINIMUM) MUST BE MAINTAINED WHILE IN THE WATER AND ON THE POOL DECK.
 - PROPERLY WASHING HANDS EVERYTIME A PIECE OF THE COMMON ELEMENTS IS TOUCHED, INCLUSIVE OF THE RESTROOMS.
 - A MASK SHOULD BE WORN WHILE ON THE DECK IF THERE ARE OTHER RESIDENTS PRESENT.
9. ANY OTHER DIRECTIVE COVERED BY THE COUNTY ORDER 2020-007 AND FUTURE ORDERS MUST BE FOLLOWED.
10. THE POOL WILL BE OPEN FROM 9 AM TO 6 PM DURING THE WEEK AND UNTIL 5PM ON SATURDAY AND SUNDAY, INCLUSIVE OF THE RESTROOMS.
11. ENTRANCE TO THE POOL WILL BE BY THE NORTH FACING GATE ONLY, EXIT ONLY FROM THE EAST FACING GATE. BOTH GATES WILL BE PROPERLY IDENTIFIED WITH SIGNAGE.

B. EQUIPMENT MODIFICATIONS

1. TOILETS WILL BE MODIFIED TO INCLUDE A FOOT OPERATED FLUSH DEVICE.
2. THE MENSROOM URINAL WILL BE EQUIPPED WITH AN AUTOMATIC FLUSH DEVICE.
3. ALL FAUCETS WILL BE REPLACED BY TOUCHLESS FAUCETS.
4. SOAP DISPENSERS WILL BE REPLACED BY TOUCHLESS DISPENSERS.
5. ALL LIGHTS WILL BE BY MOTION DETECTION.
6. HAND SANITIZER WILL BE AVAILABLE AT THE ENTRANCE AND EXIT GATES (AS LONG AS SUPPLIES CAN BE MAINTAINED).
7. DISINFECTING WIPES WILL BE AVAILABLE IN THE RESTROOMS (AS LONG AS SUPPLIES CAN BE MAINTAINED).
8. UV-OZONE DISINFECTANT EQUIPMENT WILL BE USED BY OUR STAFF TO SANITIZE THE RESTROOMS.
9. THE DRINKING FOUNTAIN WILL BE COVERED.

10. MAIN ACCESS DOORS TO THE MEN'S AND WOMEN'S RESTROOMS WILL REMAIN OPEN AT ALL TIMES.

11. DURING CONSTRUCTION WORK THERE MAY BE ONLY ONE OF THE RESTROOMS OPEN, EITHER THE MEN'S OR THE WOMEN'S, IF THE WOMEN'S ROOM IS CLOSED, THEN THE URINAL IN THE MEN'S RESTROOM WILL BE COVERED.

C. MONITORING

1. THE CURRENT CAMERA WILL BE ADJUSTED AND THE RECORDING WILL BE MAINTAINED FOR 10 DAYS.

2. OFFICE STAFF, MAINTENACE STAFF, SECURITY GUARDS, BOARD MEMBERS AND VOLUNTEERS WILL BE PERFORMING THE CLEANING AND MONITORING FUNCTIONS.

3. IF A RESIDENT WOULD LIKE TO SERVE AS A VOLUNTEER, PLEASE CONTACT THE OFFICE EITHER BY PHONE (561-582-6765) OR BY EMAIL (WATERSIDEVILLAGE@BELLSOUTH.NET).

4. A BLINK CAMERA MODEL XT2, MORE THAN ONE IF NECESSARY, OR SIMILAR TYPE OF EQUIPMENT, WILL BE INSTALLED AS A MOTION DETECTOR AND CAMERA. ONE OF THE DEVICES WILL TRIGGER AN ENTRANCE ALARM AND THE OTHER CAMERAS WILL BE USED TO MONITOR THE POOL AND IF THE OPERATIONAL REQUIREMENTS LISTED IN SECTION "A" ARE BEING FOLLOWED. IF NOT, THEN THE RESPONSIBLE PERSON WILL GO TO THE POOL AREA IN ORDER TO ENSURE THAT THE PROCESS IS FOLLOWED. NOTICE OF EXISTANCE OF CAMERA(S) WILL BE POSTED WITHIN THE POOL AREA.

5. THE INDIVIDUALS THAT ARE PROVIDED WITH AN ACCESS CODE TO THE CAMERA WILL BE ABLE TO MONITOR FROM THEIR CELL PHONE.

6. HAND DELIVERY OF THE CURRENT AND FUTURE RELEASES WILL BE MADE TO ALL RESIDENTS ON SITE, IN ADDITION TO BEING POSTED ON OUR WEBSITE.

7. IN CASE OF BAD WEATHER, THE POOL WILL REMAIN CLOSED.

THIS NOTICE CAN BE MODIFIED IF NEW CONDITIONS BY EITHER THE CDC OR THE COUNTY OF PALM BEACH ARE INTRODUCED OR AS REQUIRED BY THE ASSOCIATION. THESE CONDITIONS ARE GOING TO BE STRICTLY FOLLOWED AND, AS CONDITIONS CHANGE, ADJUSTMENTS MAY BE MADE.

If you are sick with any illness, have a fever or tested positive for COVID-19 you are not permitted to use the amenities.

Waterside Village is not a guarantor of health and safety. While the Association strives to open the pool facilities in accordance with Palm Beach County guidelines, it is up to each resident to observe the guidelines. Use of the pool facilities shall be at your own risk.

REVISION JUNE 3, 2020 AT 3.30PM

3. SECURITY ISSUES

Nothing to report this month. *It is important to always lock your car, please, if you see something, say something*, and first call the Lantana police (561) 540-5701 for non-emergency or 911 for emergency, then call the office at (561) 582-6765, if a guard is on duty, he will answer the phone and take appropriate action when it relates to security.

4. UNITS SOLD

Since November 1st 2019 we have 11 units sold, and there is interest for Waterside, your Board is pleased with the level of requests even under the current situation.

5. RECYCLING AND GARBAGE

This remains an unacceptable situation, it should be very simple, the yellow bins are only for paper and cardboard reduced to an appropriate size. The blue bins are for glass bottles, plastic, steel and aluminium cans, ***NO PLASTIC/POLYTHELENE BAGS – THIS MEANS ABSOLUTELY NO SUPERMARKET PLASTIC BAGS IN EITHER BIN!***

THIS IS STILL NOT UNDERSTOOD AND FOLLOWED, WE WILL INSTALL A CAMERA WITH MOTION DETECTION AND RECORDING.

PLEASE DO NOT OPEN THE COMPACTOR DOOR WHEN IN MOTION, PLEASE WAIT UNTLL THE PROCESS IS COMPLETED.

To owners that rent their units please notify your tennants of this obligation.

6. SUMMER PROJECTS

We are making steady progress on the summer project list; please visit our website for the latest update. The electrical and other situations reported by the Fire Marshall are completed except one of the access railing to a second-floor unit which is on order.



If you plan to leave Waterside for a period of time, please leave a set of keys for your car at the office, so we can move it if required.



Thanks for reading.

Andre Mongrain, President

Stacey Casey, Property Manager

June 3, 2020

WATERSIDE VILLAGE OF PALM BEACH CONDO ASSOCIATION INC.

On May 18, 2020 a new Palm Beach County emergency order was issued under number 2020-007 that read as follows:

B. Community Pools:

1. For purposes of this Order, "Community Pools" are defined as any and all pool decks and/or pools, whether of a commercial or non commercial nature ,other than one located on a single family residential lot, a single townhouse unit, or any part of a duplex lot, and which is utilized only by inhabitants of that lot or unit. Examples of Community Pools include, but are not limited to, hotel pools, motel pools, apartment building pools, homeowner association pools, condominium association pools, aquatic centers, or any other facilities that are authorized for use by more than one family.

2. Community Pools may reopen provided that CDC Guidelines, including all social distancing guidelines, are adhered to. In addition, the following restrictions shall apply: a. Pool capacity shall be limited to ensure that social distancing in accordance with CDC Guidelines is maintained at all times.

b. Locker room and shower facilities shall remain closed. Restrooms may remain open and shall be cleaned and disinfected regularly throughout the day. Soap and water or hand sanitizer and/or disinfectant wipes shall be provided in each restroom.

c. Pool deck seating or lounging shall be restricted to ensure social distancing in accordance with CDC Guidelines.

d. Staff that is authorized to manage the Community Pool, or their designee, including, but not limited to, Community Pool staff, management company staff, volunteers, board members, or any other authorized persons, shall provide notice, either electronically, by mail, and/or by posting at the Community Pool or any other place where messages are traditionally posted, **one or more notices indicating that all users of Community Pools shall abide by any and all social distancing guidelines, including, but not limited to, the CDC Guidelines, and that said users of Community Pools bear the responsibility of such compliance and assume the full risk of utilizing the Community Pools.**

I have read the above and agree to abide by the obligations and I will assume my responsibilities,

NAME

SIGNATURE

DATE

UNIT#: _____

OWNER: _____

RENTER: _____

