



BULLETIN

June 18, 2005 BOARD MEETING HIGHLIGHTS

Despite a disappointing turn-out of permanent residents (fewer than ten people attended), the Conference call among all board members went smoothly with none of the technical difficulties of former conference call meetings. Some revisions to the April 7, 2005 board minutes were noted, (pages 1, 3, 4 and 7), and after approval, the minutes in full will soon be available.

Gary Mehall, Vice President, Director of Security & Emergencies, said that hiring security guards greatly reduced by 90-to-95% the number of problems previously encountered. Gary asked the Board to consider extending the 90-day trial period of the front gate security guard system to continue, suggesting hours from 4 p.m. to midnight Sundays through Thursdays, and from 4 p.m. to 2 a.m. Fridays and Saturdays. He assured the Board that even with extended hours, the cost would still fit within the primary budget proposal. After discussion, the Board agreed to extend the security contract to 12 months.

Gary described a **new car decal system** in which stickers will be replaced with red ones for owners and the current stickers for all others. Gary explained that the number of parking spaces available cannot accommodate any more than two cars per unit. The only exception to the 2-car ruling is to include stickers for students visiting family hosts. Any cars without decals will be towed. The new program should commence by the end of June, conducted by volunteers.

EMERGENCY PLAN: At a recent meeting at Hypoluxo Town Hall, representatives of several neighboring communities met to compare ideas and preparedness plans. Gary said that Waterside Village is “heads above” others. [Gary noted that at least half of the condo communities represented are self-governed.] The Emergency Plan for hurricanes or other disasters includes FP & L (Florida Power and Light Co.) assistance. Certain trees will be cut, drainage systems checked for blockage, and FEMA has told communities to take photographs of all damage, even broken trees. Inventory on emergency supplies is being conducted, and Gary strongly advised the purchase of a generator to ensure the maintenance of the security gate.

Gaby Belanger, Director of Technical & Maintenance, reported that all the pumps, sprinklers are working, and in good order, and with the addition of much rain in the past month, and fertilizer added, landscaping is green and healthy. The front entrance gate and fences are all repaired or have been replaced.

He listed the maintenance projects scheduled: Stairs will be painted, the remaining needed downspouts are to be added, deteriorating dividing walls between Condos A & B will be replaced, twelve (12) broken or severely damaged trees will be removed and replaced with newer, smaller trees or bushes. Parking curb-stops will be repainted along with parking stripes which should only take 2 weeks start to finish. Awning replacement still cannot be done for at least three months. Plans to re-surface and seal asphalt paving are being negotiated and there is enough money in reserve to complete the project. New Marcasite on the main pool deck is a necessity. Of great importance is the checking of plant roots clogging sewer system. Sewers backing up indicate that the pipes are old and many will need replacement. Also noted, residents wishing to have hurricane panels should call the office for information. The office can recommend a contractor who has already installed some panels on units here. Anyone choosing another contractor must call the office for approval.

Jacques Lampron, Director of Operations, announced a new office employee, Antoinette Palmarozza, who is now the new bookkeeper for Waterside. He praised Antoinette's educational and experience record, and reported being pleased with her capabilities so far. He said the revised Rental and Lending procedures are apparently going smoothly and asked if many persons have complained about the new rules. Gary said none have been reported, although Gary said he was concerned that office staff may not be as diligent about asking for the \$1000.00 deposit, as was the case for one of his own rental agreements. Both Jacques and Daniel Harvey, Manager, said they felt the procedures were being done efficiently by office staff. However, Gary asked if a re-orientation to office staff could be scheduled, to which Jacques agreed. Pierre Dumont explained a new computer program that can keep on file all rentals and sales that would be a great addition to office procedures.

Jacques reported the good news about **condo values going up**, and listed recent sales: **One Unit A sold for \$165,000, a Unit B for \$180,000, and a Unit C for \$190,000**. He said that spending money to improve our site results in increasing the value of all homeowners' condos.

Jacques asked if the "missing HBO channel" issue could be resolved. Gary said management is looking into a method of offering all residents the basic satellite channels, and going through the main satellite dish system at the office to provide additional channels upon request for a fee.

Marc Rochon, Director of the Communications Committee, reported that more bulletins will be added to Waterside's website, and that resident volunteer for the Communications Committee, Scott Perron, will be including an interactive feature to the website in the fall. [During the question period following the meeting, one resident who doesn't have a computer said the policy of just "asking a neighbor" to use theirs wasn't effective, and asked how to get communications. Marc and Gary said informative bulletins are being posted physically on the property for updates. Another resident asked when and if the Communications Channel #70 can be utilized during off-season, and was respondent Scott Perron would set it up and Elissa Crawford could assist with information to be fed to the system.]

Iyad Kennedy, Director of Strategic Planning, praised the Board for their excellent service in making Waterside's property clean, pristine and secure even in the off-season; he thanked them for the opportunity to work with them this year. However, due to his own employment work load and several family situations he regretted to offer his resignation. The board thanked Iyad, wished him well, accepted his resignation and appointed Yves Ouellet to replace Mr. Kennedy.

Claude-Defoy-Poirier, Secretary, reported that legal procedures for title search on properties is being researched, as is a solution to the ruling against satellite dishes on the property. Condo docs are being reviewed.

Yves Ouellet, Director of Accounting, said that a financial statement will be presented at the August 20 board meeting.

Pierre Dumont, President, said that his report on Hurricane Update was covered more than adequately by Gary's informative report. He said that in three weeks the contract with Elite Restoration will expire. Firewall work still needs to be done.

The Satellite Discussion on the agenda was tabled. The HBO issue is expected to be resolved by the end of next week. The legality of the change will be checked first, and a new contract with a new service provider is being considered.

Very few questions were asked after the meeting, and are noted above.

Additionally, after the conference call ended, Steve Lewis, from Boynton Beach Fire and Rescue (and resides in Waterside Village), gave an excellent presentation on hurricane and emergency preparedness and after-math

procedures available to residents. Volunteers were asked to sign up to be on teams at Waterside for after-math assistance. Flyers with information about the use of generators and other safety issues are available at the mail kiosk, along with the bulletins that have been posted reminding people of items that need to be stored away prior to a hurricane. A course called CERT: Community Emergency Response Teams, is being offered for anyone wishing to be qualified as response volunteers for several situations, including first aid training and training to use fibrulators for heart-attack victims. Eight-week classes are offered in July at Hunter's Run, Boynton Beach, and another in October at the Fire Station on Congress Ave. and Miner Rd. in Boynton Beach.

Prepared by:

Waterside Village Communications Committee
Tuesday, June 21, 2005