

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

**Board of Directors Meeting
April 11, 2006**

Board of Directors Present: Claude Poirier-Defoy, President
Gary Mehall, Vice President
Gaby Belanger, Vice President
Claude A. Comtois, Secretary
Pierre Dumont, Director
Marc Rochon, Director

Also present: Pamela B. Bampton, Property Manager

The meeting was held at the Clubhouse. Meeting commenced at 7:30 p.m.

1. **Quorum** : achieved
2. **Approval of Agenda:** Moved by Gary Mehall. Seconded by Marc Rochon. Motion carried
3. **Approval of minutes of meeting of March 4, 2006:** Moved by Marc Rochon. Seconded by Gary Mehall. **Motion carried.**
4. **Resignation of a Board Member**
President Poirier-Defoy announced to the Board that he has received the resignation of Yves Ouellet. The President took the opportunity to thank Mr. Ouellet for all his time and effort and especially for these last few months when he worked very hard on the transition with Accountsult.
5. **Appointment of a new Board member**
President Poirier-Defoy was pleased to announce that Mr. Scott Perron has accepted appointment as a Director on the Board. Mr. Perron is a permanent resident at Waterside Village and is an analyst of financial services.
Moved by Gary Mehall. Seconded by Pierre Dumont. **Motion carried.**
6. A. **Formal report of Special Meeting of members of April 8, 2006**
President Poirier-Defoy deposited the report of Mr. Landry, examiner for the April 8 voting process. [The report is attached to the minutes of this meeting.]
Mr. Poirier-Defoy added that since the closing of the vote, the office has received 10 more faxes of owners that voted "Yes."
- B. **Resolution to mandate shutters**
President Poirier-Defoy explained that the Board has to pass a resolution following the April 8 vote to mandate the installation of shutters on all glazed openings of all buildings and imposed a special assessment to cover the cost.
Moved by Scott Perron. Seconded by Marc Rochon. **Motion carried.**

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7. Financial Statements: Tabled

8. Accountsult

Mr. Dumont informed the Board that he is still waiting for Accountsult to provide the first draft of the financial statement. He mentioned that he was expecting to receive them today, but it has been delayed until next Friday. Mr. Dumont also mentioned that after five (5) months, we are \$45,000 behind budget and that we should recuperate within the next few months.

Mr. Dumont also said at the meeting that as of next May, and over the next three following months, each owner will receive its own account statement. Afterward, two (2) statements per year will be delivered to each owner.

9. Delegation of Authority

President Poirier-Defoy presented to the Board a document entitled “Delegation of Authority: where it is stipulated how the authority of each of the Board members is directed without calling for the approval of the Board of Directors. It also included the Property Manager. After discussion, Mr. Mehall suggested that a special article should include a prerogative in case of emergency.

Moved by Marc Rochon. Seconded by Gaby Belanger. **Motion carried.**

10. Awning Contract

Gaby Belanger proposed that 16 awnings on balconies facing south and south west should be replaced on a total of 28 such awnings, at a cost of \$1900 plus tax each. Frank Awnings will be awarded the contract and it shall be installed within 5 weeks for a total cost of \$30,400. The frames of the new awnings will be much stronger and the color and material will be exactly the same as the one already installed. The cost of this installation will be covered by the reserve for awnings. As suggested by Pierre Dumont, the remaining awnings will be installed as soon as the reserve is replenished. Moved by Gary Mehall. Seconded by Scott Perron. **Motion carried.**

11. Painting of Buildings contract

Mr. Belanger told the Board that so far we only have one quote for the painting of buildings, according to Benjamin Moore specifications. Ms. Bampton mentioned she is working on having two more bids and expects to have them over the next few weeks. Decision is expected by the next meeting.

12. Review:

- (a) Rental procedures
- (b) Access Cards
- (c) Parking decals
- (d) Keys
- (e) Insurance

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President Poirier-Defoy informed the Board that in the next mailing each owner will receive a recall of these procedures. Mr. Marc Rochon insisted that renters must oblige by the rules and regulations or otherwise be restricted from access to the community.

13 Review of Social Activities 2005 – 2006

President Poirier-Defoy presented a review of all social activities during this past winter season and reported particularly on the success of the Internet Café.

Mr. Dumont proposed to keep the program permanently and improve the system, so that each owner has access to the wireless Internet from his or her own unit. Scott Perron offered to take over the system and implement it during the summer.

14. Rules and Regulations regarding Shutters

President Poirier-Defoy explained that following the April 8 vote, a revised Rules and Regulations on shutters is established to replace the former one.

Moved by Marc Rochon. Seconded by Scott Perron. **Motion carried.**

15. Procedure for Alterations of Common Areas

President Poirier-Defoy tabled a notice to all members reminding everyone that any alterations should be approved before undertaken. Ms. Bampton insisted that all debris be taken away by contractors and not deposited at the dumpster, including furniture.

16. Real Estate Agent Access

President Poirier-Defoy told the Board he is working on a procedure to allow Real Estate Agents access to the Community.

17. Cleaning of the piece of land in front of the entrance.

Mr. Rochon asked the Property Manager to make necessary contacts with the Town of Hypoluxo to have the vacant lot in front of the entrance to be cleaned.

The meeting adjourned at 8:45 p.m.

The next Board meeting will be held Saturday June 10, 2006 at 10:00 a.m. at the Clubhouse, with a conference call among Board members.

Claude A. Comtois, Secretary
CAC/ec

Attachment