

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

BOARD OF DIRECTORS MEETING

SEPTEMBER 9, 2006, 10:00 a.m.

Board of Directors present: Claude Poirier – Defoy, President (via teleconference)
Gary Mehall, Vice President
Claude Comtois, Secretary (via teleconference)
Scott Perron, Director

Absent: Gaby Belanger, Vice President
Marc Rochon, Director
Pierre Dumont, Director

Also present: Pamela B. Bampton , Property Manager
Florence Allain, Receptionist / Assistant

The meeting was held at the Clubhouse; meeting commenced at 10:00 a.m.

I Quorum: Achieved.

II Approval of Agenda:

Moved by Gary Mehall and seconded by Scott Perron. Motion carried.

III Approval of the minutes of meeting on June 10, 2006:

Moved by Gary Mehall and seconded by Scott Perron. Motion carried.

IV President's remarks and comments:

President Claude Poirier – Defoy started off his comments by thanking the team that implemented our first emergency plan of the season with Ernesto (tropical storm). His personal thanks went to Gary, Scott, Gaby, Pam and the Maintenance Team.

The exercise of closing the shutters for the first time brought on minor problems which brings us to review our procedures and make some corrections. There were no damages and it was a great learning experience.

Budget: Since February we have reduced our expenses drastically. There is a huge increase in our insurance premium. We are working at it and we will see at the end of October 2006.

Shutters update: The community is clear on the fact that there has been no final inspections done since the shutters have been installed, which means we are withholding 10% of all those buildings. We are in full control of the cost. We are paying according to the contract. There has been progress since August. Material is more available than it was. We remain committed that all the installation be done as soon as possible.

Awnings: We will proceed with the award of the last contract for the last 12 awnings. The installation will begin in November, 2006

V Manager's report

Awnings: As of Thursday, September 12, 2006, we have had contact with a color consultant from Benjamin Moore. We are limited on our colors and we should be hearing from him within the next few weeks.

Shutters: As of September 9, 2006 shutters on the guard house and the office have been completed and they are finishing Section 2. We are going to do buildings 1-9, Section 3, then Sections 4 and 5 immediately after. We have more availability in materials on a regular basis.

Painting: Buildings 30, 32 have been painted and they are working on building 31. We will remain in that area and work with the peach color until we get a recommendation from our color consultant.

Roof for postal kiosk: As a solution for our postal kiosk roof we are looking into going with a Standing Seam Metal roof.

Tree trimming: The tree trimming will be done by Zimmerman. However at this time they can not bring the truck on the south lawn because it is too wet and it would ruin the lawn. We need 2-3 days of no rain, so hopefully it will be done in the next days or weeks.

Pool repairs: At this moment we have passed all our Health Inspection and we will do the re-surfacing of the pool in the spring. We will get a re-bid from Diamond Bright; Pebble Tec is too pricey.

VI Award of contract for landscape maintenance

On Wednesday, the Manager received three bids from the following companies for the landscape contract for watering, lawn-cutting, weed and trim, irrigation, fertilization, and pest control on lawns and shrubs:

South Ocean Enterprises Inc.	\$130,800 per year
O'Hara Landscape	\$155,580 per year
Z Team Inc.	\$127,744 per year

South Ocean Enterprises' offer was recommended by Management based on the fact that they would be on the site 42 times instead of 36 which was in the bid submitted by the Z Team, Inc.

Gary Mehall moved to approve awarding the contract to South Ocean Landscaping; Scott Perron seconded. Motion carried.

VII Award of contract for pest control

Management received two bids from the following companies for pest control on the perimeter of the buildings and interiors when requested:

Above and Beyond P.E.S.T. control	\$ 1200 per month
Hewlett Environmental Services	\$19,409 per year

Management recommended the contract be awarded to Above and Beyond P.E.S.T. control company because their services included termite control and interior treatment where required; Hewlett did not offer the interior service.

Gary Mehall moved that the pest control contract be awarded to Above and Beyond P.E.S.T. for \$1200 per month; Scott Perron seconded. Motion carried.

VIII Miscellaneous

In the next couple weeks we will work on our budget. There are serious increases and items in the budget and we need to get ready for that; therefore our priority for the next 4 weeks is the budget.