

**Minutes of the Annual meeting held on January 25<sup>th</sup>, 2014 at the Clubhouse**

**1-Election of a chairman for the meeting**

Claude Comtois moved to elect André Mongrain as chairman for the meeting, seconded by Pierre Payette, unanimously approved.

**2-Call to Quorum**

The Secretary confirmed that the quorum, which is set at 137, was achieved as 191 owners were present either in person or by proxies. The attendance in person, 103 owners, sets a record.

**3-Proof of Notices of Meeting**

The Secretary disclosed that he was given Daniel Harvey's affidavits stating that the notices of the meeting were either mailed, hand delivered or electronically transmitted to each unit owner.

The affidavits are attached to these minutes as Appendix I.

**4-Approval of the Agenda**

The approval of the Agenda was moved by Jean-Claude Demers, seconded by Roland Durand and unanimously approved.

**5-Reading and approval of the unapproved minutes of the Annual meeting held on January 26<sup>th</sup>, 2013.**

It was moved by Joseph Dome that the reading of the minutes be waived, seconded by Mrs Céline Poissant and unanimously approved.

It was then moved by Camille Caron that the minutes be approved, seconded by Yvan Hamel and unanimously approved.

**6- Reports of Officers**

**-Stéphane Lamarche, Secretary, reported on sales:**

Period 11/1/2012 – 10/31/2013 :23 sales and 1 unit transferred from owner to children (no money exchanged):

Model A: 6 sales: 1 foreclosure sale at \$85,000 and 5 other sales at prices ranging from \$79,000 to \$130,000.

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Model B: 5 sales: 2 foreclosure sales at \$100,000 and \$105,000 and 3 other sales at prices ranging from \$92,000 to \$170,000.

Model C: 9 sales: 1 foreclosure sale at \$118,000 and 8 other sales at prices ranging from \$110,000 to \$200,000.

Model D: 3 sales: prices ranging from \$162,500 to \$265,000.

Model DD: No sales

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-Claude A. Comtois, Vice-President, reported on the Modifications Request Committee where Marian Petrescu, Claude Martel and himself consider and analyse the requests and recommend a decision to the Board on every modification request to common areas and restricted areas; the committee also verifies that when a city permit is required, the owners conforms to the law and applies for the permit. Mr Comtois reminded everyone that the request and decisions (when rendered) can be found on the website under Communications/Messageboard/Modification request.

Finally, he mentioned that the committee and the Board would be pleased to see more requests for the overdue replacement of the old style "Florida Rooms" structure and roofs; it would be a nice improvement for the whole village.

Mr. Comtois also reported on project Share which is not a project of the Board or the Association but nonetheless a fine initiative from individuals from our community. It began by having to decide how to distribute the money from the offerings at the Sunday Mass and was extended to the whole community. The first year \$ 2,900 were distributed and last year a little more than \$14,000. Needs are always there and the contribution of each of us is needed .

The Rolling Green school management is recognizing the big impact of our contribution on the students in general (the school ranking went from C to B).

This project was also commended by the Hypoluxo town Council and the Palm Beach Post. Waterside Village benefited of an important recognition in our immediate neighbourhood. Many thanks to Léopold Dubord.

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- Normand Cadieux, Director , reported on the social and cultural activities ; he said that the year 2013 has seen record registration for the numerous activities , parties and cocktails which were very well attended and appreciated.

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New activities were organized in 2013 :

. Formation of first respondents to operate the new defibrillator and information meetings on the same subject for the residents of Waterside village thanks to Drs. Robert Gibault et Jean Dumesnil.

. Writing workshop

. Wine and cheese tasting

On the financial side there was an operational deficit of \$420.56 and at the beginning of the year there were \$ 4,804.44 in bank. The library had \$ 1,343.25 in bank.

Many thanks to all members of the committee and all the volunteers.

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Michael Shane, Director, reported on the "All aboard Project": The Florida East Coast Railway (FEC) whose tracks are adjacent to our community, has begun planning and construction on a High Speed Passenger Rail that eventually will connect Miami and Orlando. Mr Shane reported that he attended meetings of the Palm Beach County Municipal Planning Organization. At the present time, it appears all parties have agreed that quiet zones and no train horns would be the best things for everyone. What is left is to find funding for these quiet zones. He said that he was "cautiously optimistic that this project will not cause the severe lessening of the quality of life here at Waterside (and all along the track) as well as the negative property value effect I once feared".

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-André Mongrain, President's Report

Président Mongrain began his report by saying that 2014 marks the 25th anniversary of Waterside Village and that the Village is in very good health financially and the site very attractive.

He was also proud to report that when we received a 22 inch rainfall a few weeks ago, all our systems including the retention pond performed well and that we suffered no damages while some other communities were less lucky. As for this year project, which is the noise and dust abatement along the railroad track, we are making fast headway.

The review of the French side of our website is also progressing well as Normand Cadieux, Scott Perron and Stéphane Lamarche are completing the review; when completed the website will be very useful for a publicity campaign promoting our Village and possibly helping in the sale of the 37 units that are now for sale; the number of units for sale is much higher than usual.

President Mongrain stressed that everybody's contribution is needed in spreading the good word about Waterside Village; paraphrasing John F. Kennedy, Mr Mongrain said "Do not ask what Waterside can do for you but ask yourself what you can do for Waterside".

As a lot of people contributed to preserve and improve our village many thanks are in order: to the artists who contributed to the murale, to the dedicated staff for their excellent work, to

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all volunteers for the public works, social and cultural activities and the sharing project, to Board members and their spouses who serve the community.

Concerning the Board of Directors Mr Mongrain announced in those words one departure and one new Director: “ A special thanks to Stéphane Lamarche who served as Secretary and member of various committees over a period of four years. To replace Stéphane, Jean-Claude Demers as accepted to join the Board.....Jean-Claude is also a lawyer by formation”.

Finally President Mongrain announced with regret the resignation of our Manager Daniel Harvey who has served our community for 9 years, the past 6 years as manager; the long required commuting time and the pressure of the position were the main reasons for his decision. President Mongrain personally and on behalf of the Board wished to thank him for his good service and contribution and wish him all the best in the future.

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7-Unfinished Business

There was no unfinished business.

8-New Business

There was no new business.

9- Election of New Directors (by acclamation)

The elections that were to take place today will not be held, as three candidates put up their names to fill the three vacancies on the Board. These three candidates, Mr. Jean-Claude Demers and Directors Michael Shane and Normand Cadieux . Directors Jean-Claude Demers, Michael Shane and Normand Cadieux were automatically elected for a two years term of office.

10-Owners question period

Mr. Michel Dumais said that having been an owner for the last 25 years, he considers that Waterside Village was as beautiful as ever; on the other hand, the numerous units for sale should inspire the Board to begin a marketing and promotion campaign.

Mr. Jean-Pierre Nadeau mentioned that every owner should participate in this effort to promote Waterside by mentioning the quality of life in our Village as often as possible and to as many persons as possible.

Mrs Elissa Crawford , owner who also works at the office, thanked Daniel Harvey for his years of service to the community, she praised him for his honesty and integrity; she wished him the best for the future.

Mr. Léopold Dubord also thanked Mr. Harvey and mentioned that Daniel was always available and always with kindness.

Mr. Alex Kovac asked if there was any plans to upgrade the quality of reception for the TV system to HD. President Mongrain answered that feasibility studies were made a few years ago and demonstrated that the costs were very high, the decision made at the time was to abandon this project and that decision stands.

11-Adjournment

Pierre Payette moved to adjourn the meeting, seconded by Roland Cyrenne and unanimously approved. Meeting adjourned at 3:55 p.m.

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**Stéphane Lamarche**

Appendix I: Proof of Notices of Meeting (First and Second) by Daniel Harvey's affidavit

**AFFIDAVIT**  
**OF MAILING OR HAND DELIVERING OR ELECTRONIC TRANSMISSION**  
**OF NOTICE TO UNIT OWNERS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Daniel Harvey, who after being duly sworn, deposes and says that first notice of annual meeting and Board election of **Waterside Village of Palm Beach Condominium Association, Inc. to be held on January 25, 2014 at the Association Club House**, was mailed or hand delivered or electronically transmitted in accordance with Section 718.112 Florida Statutes to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association.

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

By: 

The foregoing instrument was acknowledged before me this 25th day of November, 2013, by Daniel Harvey, as Manager of **Waterside Village of Palm Beach Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation.

Personally Know  OR  
Produced Identification

\_\_\_\_\_  
Type of Identification

NOTARY PUBLIC – STATE OF FLORIDA

Sign: 

Print: Elissa L Crawford

My Commission expires:

NOTARY PUBLIC-STATE OF FLORIDA  
Elissa L. Crawford  
Commission # EE024117  
Expires: SEP. 11, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

**AFFIDAVIT**  
**OF MAILING OR HAND DELIVERING OR ELECTRONIC TRANSMISSION**  
**OF NOTICE TO UNIT OWNERS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Daniel Harvey, who after being duly sworn, deposes and says that second notice of annual meeting and Board election of **Waterside Village of Palm Beach Condominium Association, Inc. to be held on January 25, 2014 at the Association Club House**, was mailed or hand delivered or electronically transmitted in accordance with Section 718.112 Florida Statutes to each unit owner at the address last furnished to the Association, as such address appears on the books of the Association.

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

By: *Daniel Harvey*

The foregoing instrument was acknowledged before me this 7th day of January, 2014, by Daniel Harvey, as Manager of **Waterside Village of Palm Beach Condominium Association, Inc.**, a Florida not-for-profit corporation, on behalf of the corporation.

Personally Know  OR  
Produced Identification

\_\_\_\_\_  
Type of Identification

NOTARY PUBLIC – STATE OF FLORIDA

Sign: *Elissa L. Crawford*

Print: *Elissa L. Crawford*

My Commission expires:

NOTARY PUBLIC-STATE OF FLORIDA  
Elissa L. Crawford  
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Expires: SEP. 11, 2014  
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