



MEETING HIGHLIGHTS
BOARD OF DIRECTORS MEETING

May 26, 2007 11:00 a.m.
Clubhouse

Present at the meeting were Directors Scott Perron and Bob Van, and Property Manager Pamela Bampton. All the Board members who are out of state participated via teleconference: President Claude Poirier-Defoy, Vice President Gaby Bélanger, Secretary Claude Comtois, and Treasurer André Mongrain.

The March 26, 2007 Board meeting minutes were approved, and the agenda for the May 2007 meeting were approved.

The President's Report included an update on insurance. President Poirier-Defoy said the refund from the mitigation report might bring a 30-to-40 thousand dollar rebate. Citizens will send a check, but Mr. Bob Bandel said it would be July before we get the refund. The final cost should be on budget.

Presently the Association is checking what remains to be done regarding shutters for garden windows. Not all owners have communicated to the office if they want their windows changed, but we know of 9 shutter boxes that need to be installed, and 5 non-garden windows need shutters. We also have some sidelight panels missing on 3 buildings and a few shutters with locking problems or that need extra blades. All of these items will be taken care of. And since ShutterMasters is refusing to complete the work despite having been paid, we are consulting with our attorneys.

The postal kiosk project is currently on hold.

The Mayor of the Town of Hypoluxo sent a notice reminding residents of Hypoluxo that that it is illegal to post signs for Open House events, For Sale or Rent on any public streets.

The Treasurer André Mongrain reported progress on collecting the outstanding assessments since the end of March. The 2007 financial statement can not be prepared until Marc Labossiere provides the journal entries, and he is on vacation.

The Manager's Report: Pamela Bampton said the irrigation system is under review, and she and Vice-President Gaby Bélanger had met with a representative of the Department of Agriculture. Waterside Village was granted three variances of the watering restrictions, Phases 1, 2 and 3. The current irrigation system needs serious upgrading, but due to the current drought conditions, no one can drill any new wells, since there is a moratorium on well drilling.

The clubhouse pool and spa heater area had to be fenced and locked, because some persons had turned the heat up to 90 degrees, which resulted in an extremely high gas bill.

The pressure cleaning and painting of the stairs will begin this week.

An answering service is being considered for calls to the office between 6:00 a.m. and 4:00 p.m. on Saturdays, Sundays and holidays. Even though these are the only times a service would be necessary, we would have to choose a 24-7 service just to get limited coverage.

A lift vehicle was rented to trim mango trees and coconut palms in areas where the fruit could damage vehicles or cause slippery conditions on streets or sidewalks. A better chainsaw was needed which was ordered to continue trimming the trees. We now have a chainsaw and will be renting this lift vehicle in the near future.

Director Marc Rochon asked about the progress on eliminating rats. Ms. Bampton reported that there were only two units that continued to have rats, 649 and 655, and traps have been set and checked every weekday. Bait boxes have been in place around the entire perimeter of Waterside and they have been very effective. We are still checking the roof vents and soffits and everything is in place.

Gaby Bélanger suggested an electronic device available at Home Depot for about \$25.00 which for about 1 cent a day covers 2000 square feet to repel rodents. We will be looking into these.

Divider walls: Gaby said he would like to consult with Garcia Screen Company about getting a design and discussing material for divider walls. We will need to get engineered drawings to meet the wind code.

The meeting adjourned at 11:50 P.M.