

MINUTES OF REGULAR BOARD MEETING
OF OCEAN WATERWAY CO-OP.INC.

A regular meeting of the above-named Corporation was held on Wednesday, January 5, 2022 at 9:30am at the Corporation's Principal Office.

The agenda of the meeting was:

- 1. MEETING CALLED TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES:**
 - 3.1 MEETING OF JANUARY 5, 2022**
- 4. UNFINISHED BUSINESS**
 - 4.1 RULES & REGULATIONS REVIEW**
- 5. ADJOURNMENT**

1. MEETING CALLED TO ORDER

Jacques Letendre, called the meeting to order at 09h.35

2. ROLL CALL

A quorum was declared on the presence of the following directors:

- Jacques Letendre, President;
- Réjean Roy, Vice-president;
- Richard St-Onge, Treasurer;
- René Daigle, Secretary;
- Micheline Peacock, Ass't-secretary & Ass't Treasurer;
- Guy A. Gauthier, Director;
- Henri Tourangeau, Director

3. APPROVAL OF THE MINUTES OF JANUARY 5, 2022, MEETING

3.1 Micheline Peacock disputes the communication deadlines concerning the publication of these minutes and their distribution. Having arrived after the meeting was scheduled to start, she claims that she didn't have time to read them. However, all the other directors present had read them and call for a vote on the following proposal:

MOVED BY RÉJEAN ROY, SECONDED BY HENRI TOURANGEAU THAT THE MINUTES OF DECEMBER 21 BE ADOPTED AS PRESENTED. Jacques Letendre: yes; Réjean Roy: yes; Richard St-Onge: yes; Henri Tourangeau: yes; Micheline Peacock: no; Guy A. Gauthier: yes; René Daigle: yes. MAJORITY CARRIED.

4. UNFINISHED BUSINESS

4.1 RULES & REGULATIONS REVIEW

Jacques Letendre begins his presentation by explaining that reviewing our Regulations can be a tedious exercise and he would like to proceed as follows: First, the directors are going to review the Regulations section by section and make amendments where they

see fit. After this is done, there will be discussions with the audience, your comments will help us with the final draft which will be submitted for adoption at a future meeting.

The last review dates back to 2013. There was an attempt made in 2016 and a consensus was reached but nothing came out of it. However, we are going to use this consensus reached in 2016 as a starting point for the present exercise. The aim of the exercise is to bring more precision, clarity and remove some ambiguities. The directors will discuss this in order to reach a consensus. Jacques states he drafted some of the suggestions received in the past few weeks from some of the directors. These additions to the 2016 consensus are underlined on the document received.

Let us underline the main changes:

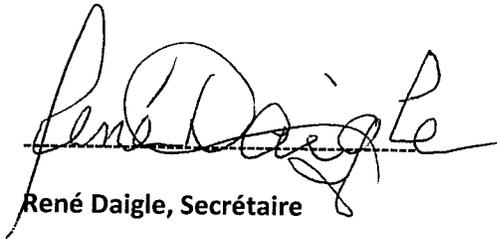
- Discretionary power of elected directors when faced of exceptional circumstances;
- Reporting your absence, if you are away for more than 3 days and, the obligation to shut down the system water supply when closing down your home at the end of the season;
- Any resident renting his home is responsible for his tenants according to our rules, the tenant can now receive 2 visitors (1 time, maximum 15 days) for a long-term rental of 3 months and more;
 - Micheline states that when renting a home both residents must be aged 55 and over. She claims that the Fair Housing Acts prevents us from doing so.
 - Micheline is invited to submit documentation supporting her allegation.
- We have added a new requirement for the carport must be self-supporting and independent of the adjacent structure, not exceeding the height of the roof and the length of the house. Tent or canvas structure prohibited;
- Synthetic turf can be installed after authorization from the directors but only in cases where the use of all other natural means has failed;
- It remains to finalize the legal text to regulate the abusive use of watering (sprinklers), from certain residents. This subject led to a long discussion among the directors and shareholders in attendance. Everyone is in agreement that something should be done. Several solutions are being studied. This item is left on the table for today but we are open to suggestions;
 - Regarding the use water meter, Micheline claims that this option cannot be considered.
- For the vehicles, there will be a new requirement, i.e., (max. 3) and they shall be parked in the residence's driveway. No vehicle registered as commercial or recreational will be tolerated, nor boat or trailer. There will be temporary permission for those who renovate or arrive at the start of the season and leave at the end (3 days);

- Electric golf carts will be allowed to people with reduced mobility only, they will have to obey park signs. A grandfathering clause will be granted to residents for existing vehicles that do not meet this new requirement only and such right shall expire when the vehicle is traded;
- It is forbidden to feed a cat or dog other than one's own. The animal must be walked on a leash at all times;
- Repeat offenders of our Park rules will face consequences as Florida laws allow, when proper structures are in place, to impose fines on abusers.

The next step is to find a consensus on the use of automatic sprinklers.

5. ADJOURNMENT

MOTIONED BY HENRI TOURANGEAU AND SECONDED BY RICHARD ST-ONGE THAT THE MEETING BE ADJOURNED AT 11H.35 A.M. CARRIED UNANIMOUSLY.



René Daigle, Secrétaire