**MINUTES OF THE MEETING OF OCEAN WATERWAY CO-OP INC.**

**Regular meeting of the above-mentioned company held on Monday, April 1, 2024**

**AGENDA / AGENDA**

1. **MEETING CALLED TO ORDER / OUVERTURE DE LA RÉUNION**
2. **ROLL CALL / APPEL DES PRÉSENCES**
3. **APPROVAL OF MINUTES / APPROBATION DU PROCÈS-VERBAL:**
	1. **MEETING OF MARCH 12 2024 / RÉUNION DU 12 MARS 2024.**
4. **CORRESPONDENCE/ CORRESPONDANCE**
5. **REPORTS OF OFFICERS-DIRECTORS / RAPPORTS DES OFFICIERS-DIRECTEUR**
6. **CURRENT BUSINESS / AFFAIRES COURANTES**
	1. **APPROVAL OF NEW RESIDENTS / APPROBATION DE NOUVEAUX RÉSIDENTS**

**UNIT 261 AND UNIT 263**

1. **NEW BUSINESS / AFFAIRES NOUVELLES**

**7.1TREE UNIT 4 /ARBRE** **POUR l'UNITÉ 4**

* 1. **MODIFICATION RULES AND RÉGULATION, INFORCEMENTS AND FINES /MODIFICATION À NOS RÈGLES ET RÈGLEMENTATIONS, RENFORMENTS ET AMENDES**
1. **ADJOURNMENT OF MEETING**

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**Yves Lizotte, Secretary / Secrétaire**

On Monday, April 1 at 1:30pm, a regular meeting of the Board of Directors of Co-op Ocean Waterway was held at its headquarters at 1500 Old Griffin Road, Dania Beach, FL, 33004.

**1. OPENING OF THE MEETING**

Jacques Letendre called the meeting to order at 1:35 p.m.

**2. ROLL CALL**

List of directors present :

Jacques Letendre, President

Patrick Van Winden , Vice-Chairman

Richard St-Onge, Treasurer

Réjean Roy, Director

Robert Kroll , Director

Yves Lizotte, Secretary

Henri Tourangeau is absent

A quorum of 6 directors was present.

Jacques Letendre presents the above-mentioned organization of directors' roles.

On behalf of management, Jacques Letendre apologizes for not having sent the agenda by e-mail. However, he specifies that the agenda has been posted on the outside bulletin board since Thursday, March 28, 2024.

Diane (Unit 79) mentions that no one goes to the bulletin board.

Jacques Letendre points out that the document has been posted for 72 hours, as required by law. As for e-mailing, this is a privilege granted since 2022, not a right. Jacques explains why this meeting was not postponed, despite the fact that the Board does its utmost to disseminate meeting notices as widely as possible; but an error can occasionally occur.

**3.APPROVAL OF THE MINUTES:**

**3.1MEETING OF MARCH 12, 2024.**

**Suggested by** Patrick Van Winden

**Seconded by** Richard St-Onge

Unanimously approved

**4.CORRESPONDENCE**

No

**5.EXECUTIVE OFFICERS' REPORTS**

**Patrick Van Winden**: Thanks to volunteers, the tour of the mobile units to detect leaks was completed. This year, Michel Lussier and his volunteers completed part of the beautification project. Thanks to all our volunteers!

**Réjean Roy** looks back on the hard work done to improve our water system and thanks the help of volunteers.

**Richard St-Onge** reports on water leaks: despite the detection of leaks in some units over the past few years, repairs have still not been carried out. Some entrances remain difficult or impossible to access. An excavator was rented, and thanks to teamwork we were able to accomplish the task of maintaining our network at a lower cost. He recalls an event in which the patrol car was needed.

**Robert Kroll** once again asks all those who are leaving for the coming season to put away the items outside their homes.

Christian (252) mentions that after the volunteers came to detect the leaks, he had to turn off the water and start again. When the tanks are emptied, the pressure sensor indicates a leak on reopening, but then it corrects itself.

**Yves Lizotte** reports onhis work as a volunteer last week; the task of detecting leaks in each unit was delicate, thankless and not much appreciated by some residents. He also thanks the volunteers involved in the leak detection work, and points out that this task is for the park, and all residents will benefit financially. He also mentions that, now that some residents completely empty their water tanks when they leave, the audit will have to be carried out at a later date.

**Jacques Letendre** reviews the process for accepting new residents. He also outlines the reasons why a resident's application would be refused. Following the numerous comments made on social networks regarding kart use, he proposes that the status quo be maintained for the end of the season. For next season, it is envisaged that only directors will be able to use the karts. These vehicles could also be used for other tasks requiring their use, for example for the social committee, beautification, etc. He also adds that the decision is influenced by the visit of an insurance inspector to the park. He points out that to use a kart with a patrol sign, it must be specified in our insurance. The cost of our insurance is around $80,000, and it is assumed that it will increase.

Currently 8 people have submitted their completed forms for next season's patrol.

Diane(79) says she doesn't want to take the training because she doesn't speak English and she's not interested in driving the patrol car. For her, the karts belong to all park residents. She wants to continue patrolling as she has done for years.

Michel(213) comes back to the fact that for insurance purposes, we have to take this into account.

Robert Kroll mentions that the patrol car is under-utilized. It would be to everyone's advantage to use it even more, since the county pays for the insurance. Also, it could be taken away from us if it's not borrowed often.

Micheline P. suggests another poster to identify the safety karts.

**6.CURRENT BUSINESS**

**6.1 APPROVAL OF NEW RESIDENTS**

**UNIT 261 AND UNIT 263**

René Mathieu and Johanne Côté for unit 263,

Guylaine Lachapelle and Manon Béliveau for unit 261,

Richard St-Onge proposes acceptance of these new residents and

Réjean Roy seconded.

Unanimously approved.

**7.NEW BUSINESS**

**7.1 TUBE FOR UNIT 4**

Jacques Letendre presents the following situation: the owner of unit 4 wants to have his tree cut down at the park's expense. For the time being, the owner refuses to negotiate the sharing of costs. Legal advice will be sought. A cutting permit has been granted, and we don't want this event to snowball.

**7.2 CHANGES TO OUR RULES AND REGULATIONS, REINFORCEMENTS AND FINES**

Jacques Letendre outlines the document (Appendix A) below.

Raoul proposes that the fine be $100 and not $25 from the outset.

Jacques says it's best to go slowly but surely.

**8.ADJOURNMENT OF THE MEETING**

Suggested by Yves Lizotte and

Seconded by Réjean Roy

Unanimously approved

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**Yves Lizotte, Secretary / Secrétaire**

APPENDIX A

This appendix details the procedure for applying the Rules and Regulations as adopted by the Board of Directors of Co-op Ocean Waterway Inc.

Section 303 (3) of Chapter 719, Florida Statutes, provides that the Co-op may impose reasonable fines for failure by the unit owner or his occupant or guest to comply with any provision of the Co-op documents or reasonable rules of the association.

The Board of Directors may impose a fine for each day of continuous violation, with a one-off notification and the possibility of a hearing before a commission. However, the fine may not exceed $100 per violation or $1,000 in total.

The aim is not to create a police state, but to ensure compliance with the standards of conduct our community has set for itself. At present, people who join our community have signed an undertaking on their honor to abide by our rules, which do not include sanctions for most articles, so there are no coercive measures to ensure compliance.

From now on, our general practice is to notify the owner or occupier ofl  by written letter when a rule violation is observed, so that he or she can immediately take the necessary corrective measures.

If the notification is ignored, or if the infringement is repeated, the cooperative will issue a detailed infringement notice and determine the amount of the fine.

The amount of the fine is determined by the objective seriousness of the offence and its frequency. Depending on the seriousness of the offence, the imposition of fines will be progressive, and repeated offences will be taken into consideration.

Of course, the persons concerned will have the right and opportunity to contest this fine at a hearing before an impartial committee of three (3) independent persons. The committee's role is limited to confirming or rejecting the fine or suspension imposed by the Board of Directors.

If the Committee does not approve the proposed fine or suspension by a majority vote, the fine or suspension cannot be imposed. If ramende or the proposed suspension is approved by the Committee, payment of the fine is due five (5) days after the date of the Committee meeting at which the fine was approved. The association must give written notice of the fine or suspension to It  the unit owner and, where applicable, to any lessee, concessionaire or guest of the unit owner, by mail or hand delivery.

Unpaid fines are increased by 18% from the sixth (6) day following the commission's decision.