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

**Regular meeting of the Board of Directors of the aforementioned company was held on Monday, December 3, 2024, at its registered office located at 1500 Old Griffin Road, Dania Beach, FL, 33004.**

1. **MEETING CALLED TO ORDER / OUVERTURE DE LA RÉUNION**

Jacques Letendre called the meeting to order at 9:30 a.m.

1. **ROLL CALL / APPEL DES PRÉSENCES**

List of directors present :

Jacques Letendre, President ,

Patrick Van Winden , Vice-Chairman

Richard St-Onge, Treasurer,

Réjean Roy , Director ,

Robert Kroll , Director,

Henri Tourangeau , Director,

Yves Lizotte, Secretary.

A quorum was reached as all directors were present.

1. **APPROVAL OF MINUTES / APPROBATION DU PROCÈS-VERBAL:**

**3.1MEETING OF APRIL 1 2024 / RÉUNION DU 1 AVRIL 2024.**

**Suggested by** Henri Tourangeau

**Seconded by** Réjean Roy

**Unanimously approved**

1. **CORRESPONDENCE/ CORRESPONDANCE**

**Yves** summarizes a letter received from a resident. It was reported that there are vehicles that do not respect the speed limit and mandatory stops. We have the vehicles on video.

Jacques will have the speed limit on the asphalt repainted white.

An email message will be sent to all residents.

If that doesn't work, we'll consider installing speed bumps.

Jacques summarizes a letter received by HMH. The latter is looking for acquisition opportunities.

1. **REPORTS OF OFFICERS-DIRECTORS / RAPPORTS DES OFFICIERS-DIRECTEURS**

**Henry** takes care of tree trimming. In addition, with the help of Réjean, Paul D. and André D., they broke up the asphalt to move the stop further down Eleuthera Street. Sod was laid to the corner, and the stop moved forward by some 25 ‘. This allows 117 to have a carport.

The sitting area at the shuffleboard has been removed for the season.

**Robert** mentions an event that took place during the summer: with Joan's help, they had to remove cars that were parked in the park. He also thanks Jean-Yves and Johanne for helping with security during the summer.

He reminds us that it's essential to notify the office when you have visitors in your home. To ensure that undesirables were not in certain homes, he had to put a sticker on the doors of the residences in question.

He goes to people who abuse the use of water and sometimes turns off the tap.

He asks us to respect the 10mph speed limit and to be visible at night, especially on bicycles.

It's not too late to sign up for patrol fingerprinting.

Thanks to Micheline P. for using the patrol car.

**Patrick** introduces Paul Durand as a new member of the Social Committee.

A television has been purchased.

He thanks Michel Lussier for his hard work and encourages everyone to join the beautification committee.

**Réjean** worked on the 117 with Henry and the shuffleboard, started the cold room, took care of the renovation permit applications, noted that some iron curtains needed changing, and asked residents to stop touching the curtains.

**Richard** gives details of our current accounts. He affirms that we are in a very good financial position.

**Jacques** asks residents to pay particular attention to the outside bulletin board: a green sheet will be posted to announce Council meetings. Agendas will continue to be sent by e-mail.

Presentation of **priorities for 2024-2025** :

1. **FINALIZE OPERATION GRANDES CORVÉES**
2. **EXTERIOR RESTORATION OF THE CLUBHOUSE**
3. **PLAYGROUND RESTORATION**
4. **WATER LEAK DETECTION AND REPAIR**
5. **SETTING UP THE CITIZENS OBSERVERS PATROL**

Six owners were contacted regarding the appearance of the houses, and three responded well.

A reminder that there's still time to put your name forward for the beautification committee.

A major project was announced for the renovation of the Clubhouse. Several scenarios are being considered.

Refreshing the surroundings of our pumping station.

A lot of effort is put into respecting park regulations.

A six-person committee will be formed to oversee the application of the Rules and regulations. Respondents will have an opportunity to be heard.

We continue to receive complaints: most concern animals and excessive speed.

Some tenants do not report to the office to pay their rent.

The City of Dania has resumed its participation in the *Country Conservation* Program*.* If you replace a toilet, you may be entitled to compensation of $125. However, there are rules to follow. If you are interested, please contact the office.

Don't touch the accordion curtains unless Réjean has trained you.

The US Postal Service has proposed having a single mail drop station. The directors will discuss the subject.

1. **CURRENT BUSINESS / AFFAIRES COURANTES**
   1. **APPROVAL OF NEW RESIDENTS / NOUVEAUX RÉSIDENTS ACCEPTÉS**

015: Alvin Xavier Gonzalez and Richard Jakob Harjung (owners of #130)

031: Elizabeth Schradin and Tracy Voyt

173: Susan Jonovic

186: Marc William Strauss and Beth Eileen Strauss

101 Maryse Jasmin and Marion

**Patrick Van Winden** proposes acceptance of these new residents,

**Robert Kroll** seconded the proposal**.**

**ALL DIRECTORS ARE IN FAVOR**

**UNANIMOUSLY APPROVED**

1. **NEW BUSINESS / AFFAIRES NOUVELLES**
   * 1. **FINE COMMITTEE / COMITÉ DÉCIDEUR-AMENDES**

Our regulations have been reviewed and modified on specific points. They were approved by the State of Florida in 2023. We educated residents last year about our new standards and this year; we will enforce them by law.

We will create a Fines Committee as required by law. Where notices of violation are contested, the persons concerned will have the opportunity to explain themselves before an impartial committee made up of six members of our community.

Therefore, considering that the community of Ocean Waterway has adopted Rules & Regulations aimed at the protection of our environment and property, the well-being of all residents, as well as the appearance and quietude of our community;   
Considering that these by-laws were reviewed and approved by the DBPR of the State of Florida,   
Considering the need to establish an impartial appeal structure to provide a fair adjudication process for those subject to a notice of violation;

IT IS THEREFORE PROPOSED to create a 6-member Fines Decision Committee under the supervision of Mr. Jean-Yves GOBEIL.  
Said committee will sit as needed in groups of three members.  
  
 To this end, it is proposed that the following persons be appointed as members of this committee for a period of two years.

**Jean-Yves GOBEIL   
Matthew BRYAN   
Diane JUSTO   
Glen GERVAIS   
Serge LALONDE   
Raoul DUMAS**

**All directors supported the creation of the committee and approved its composition by the six (6) persons named above.**

**Unanimously approved**

* + 1. **BUDGET 2025**

Richard gives a few highlights based on the last 12 months: major pumping station outlays, tax increases, heavy rains affecting sewer costs and water consumption, etc.

For the past 3 years, we've only been paying interest on our loan, but by September 2025, we should be able to repay the principal.

**Richard St-Onge** proposes a $39 increase for renters and a $10 increase for homeowners

**Robert Kroll** supports the proposal

**All directors are in favour**

**Unanimously approved**

* + 1. **PROCUREMENT OF A NEW TV / ACQUISITION D'UNE TV**

**Patrick Van Winden** proposes that the Co-op acquire an 86-inch television, which will be used for both Co-op meetings and Social Club activities.

**Henry Tourangeau** seconded the proposal

**Everyone is in favour**

**Unanimously approved**

1. **ADJOURNMENT OF MEETING**

**Réjean Roy** moved that the meeting be adjourned.

**Patrick Van Winden** seconded the proposal

**UNANIMOUSLY APPROVED**

**Yves Lizotte, Secretary / Secrétaire**