



# Dale Village, Inc.

4901 S.W. 27th Court • Pembroke Park, Florida 33023

(954) 987-9471 • Fax : (954) 987-6818

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## News from COOP Board Members

January 2019 - N° 1

Hello everyone,

**2019** ... A special year begins and marks the 35<sup>th</sup> anniversary of the founding of Dale Village, Inc. in 1984.

Happy New Year to all of you and Tribute to all the builders !

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### Training of all directors

Since March 2018, all newly elected Board Directors have attended the Accreditation Seminar for Co-op Board Members. This mandatory training under Florida law is an overview of basic obligations and legal issues related to boards of directors.

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### Treasury

The Board of Directors invites all shareholders to its meeting of January 14<sup>th</sup> at 7:00 pm. On this occasion, the estimated financial results for 2018 and the budget forecasts for 2019 will be presented. Françoise Élie, Treasurer, will be happy to answer your questions.

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### Opticaltel

What work has been done on this issue since autumn under the supervision of Luc Ringuette ! There are only about twenty homes to connect to the new modem. The latest quarterly report confirms that we are exceeding the contractual obligation of 275 customers.

A huge thank you to Luc for this ongoing link with Opticaltel and for all services rendered to

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residents. From now on, we ask for your collaboration to deal directly with Opticaltel when needed.

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### Website

The interactive website is still in development. Mr. Lecot does the programming work with Luc Ringuette.

Remember that the new site will meet both the needs of the Cooperative and the Social Club which has agreed to share the costs.

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### New residents

The Home Ownership Evaluation Committee (Robert Cantin, Gérald Guérin, Monique Hébert) has received seven requests since March 2018, of which six have been accepted.

By adding the six applications that had been submitted and accepted by the Board under the chairmanship of Mr. Serge Boyer between January and March, Dale Village, Inc. welcomed in 2018 twelve new residents whose average age is 63 years.

Welcome dear new neighbors !

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## Green spaces

The *Green Spaces* committee, under the responsibility of Gérald Guérin, is no exception. Since the arrival in the fall, several works have been done under the supervision of Bernard Guérin and Christian Prudhomme :

- replacement of perennials that had died during the summer period ;
- planting 300 impatiens at the entrance of the park ;
- laying 6 pallets of mulch at the entrance, along Dale boulevard, near mailboxes and around anchors ;
- planting perennials (crotons) on each side of the entrance ;
- installation of a new landscaping in the playground area. Note that this development was paid for by the Social Club.

Thank you to all *Green Spaces* volunteers and supervisors who help beautify Dale Village ! Thank you to the Social Club for their financial contribution !

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## Park Dale Officers Tour

On November 27, Dale's President, Secretary and Vice-President of the Board received the four members of the Park Lake Board of Directors. The meeting was an initiative of our neighbors. The exchanges were friendly and open around topics of common interest : relations with the city Pembroke Park, governance in our two organizations, the electoral process.

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## Revision of the regulations

In an earlier newsletter, we announced the Board's intention to revise the various regulations that govern Dale Village, Inc.

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The purpose of this revision is not to change them, but to have a common understanding of them, to be on the lookout for possible interpretations, and to recommend to the Council that they be amended to make them easier to apply.

A six-person committee was formed to carry out this work : three shareholders (Robert Garceau, Claude Gauthier and Claude Marcoux) and three Board members (Pierre-A Bourdeau, Robert Cantin and Monique Hébert). A first meeting is planned for the week of January 14<sup>th</sup>.

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## Cats ... Unwanted

At the meeting of managers on December 3<sup>rd</sup>, interventions concerning the presence of cats in the Village were brought to the attention of the Council.

From the outset, let's say that the SPCA recommends keeping them in their natural habitat. Fortunately, it seems that the number has decreased. There are still some left : let's avoid feeding them and hope that they prevent the visit of rodents !

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*Enjoy your reading and enjoy the time !*



*Pierre-A Bourdeau, Président  
and Board members of Dale COOP*



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## News from COOP Board Members

June 2019 - N° 2

### Word from the President

Hello everyone,

We hope that your return up “North” went well and that you are enjoying time with your families and friends. We are pleased to continue publishing the “News from COOP Board Members” Newsletter to keep you informed of recent activities at Dale and projects underway. It is also an opportunity to solicit your collaboration to maintain the remarkable quality of life of our “Village”.

If you have any questions, comments or suggestions, please do not hesitate to contact me or one of the Board members. We wish you a great summer and look forward to seeing you back in Dale Village in a few months.

Robert Cantin, President

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### Hiring of an Assistant Manager

Ms. Nadine Huet has been working in the position of Assistant Manager since May 6, 2019. Nadine is originally from Quebec and has lived in Florida for five years. She is bilingual. Her work experience was deemed relevant to the position during the selection interview: Task planner for on-board staff at Air Transat for 18 years and customer support for an insurance company in Florida. She will work between 35 and 40 hours per week at a salary of \$23/hour and will be entitled to two weeks of paid annual vacation starting in the summer of 2020. We welcome her and are confident that she will provide the stability we need.

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### 35<sup>th</sup> Anniversary

As you know, we are celebrating in 2019 the 35<sup>th</sup> anniversary of the founding of Dale Village Inc. One flag and five banners marked “Since 1984” will now fly in Dale’s direction as a reminder of the Cooperative’s beginning. A social gathering (cocktail party from 5 to 7) for all shareholders

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will be held on Monday, December 9, to underline this event.

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### Painting of the fence

Many thanks to the volunteers who contributed to the spring “chore”. We were thus able to limit the costs of painting of the fence to \$1,335. Special thanks to Mr. Ghislain Saindon who orchestrated all this work. A similar project is in the air for the fall: the community hall really needs to be refreshed! We will ask for your help at the beginning of the season.

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### Web site

Dale Village’s new website is in production and we expect it to be online as early as next August.

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### Long-term parking

A lot of work has been done to improve space rental. A system of tags has been put in place as a control measure. The revised rates have been

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effective since May 1<sup>st</sup>, 2019, and are now based on a daily rate. Customers can now pay by credit card.

<b>Fees for residents</b> <b>Minimum one week (7 days)</b>	
<b>Length of vehicle</b>	<b>Daily rate</b>
0 à 19 ft	\$ 1.60
20 à 25 ft	\$ 2.40
26 à 29 ft	\$ 3.20
30 à 34 ft	\$ 4.20
35 et + ft	\$ 5.30

<b>Fees for non-residents</b> <b>Minimum one month (30 days)</b>	
<b>Length of vehicle</b>	<b>Daily rate</b>
0 à 9 ft	\$ 2.10
10 à 19 ft	\$ 2.70
20 à 25 ft	\$ 3.70
26 à 29 ft	\$ 4.80
30 à 34 ft	\$ 5.30
35 et + ft	\$ 7.40

### Compliance with Regulations of Dale Village

We call on your responsibility and solicit your collaboration to observe and enforce compliance with our rules and regulations. We

would like to draw your attention to the following two aspects in particular :

- The existence of the current rental guide, which requires tenants to register at the office, pay the required fees and comply at all times with the regulations in effect in the Park.
- By-law R4.1 which deals with the appearance and maintenance of the grounds. As indicated in the instructions, it is important to plan for someone to take care of the exterior maintenance of your property, including weed control. When the management notices a breach, a notice is sent to the shareholder asking him to weed within 15 days. Otherwise, Dale will have the work done at the owner's expense. Notices will be sent out in late July or early August.

### Search for volunteer translators

We are looking for volunteers to translate documents from French into English in the coming months. We invite you to submit your contact information to Robert Cantin and/or Monique Hébert. Thank you in advance.

### To be added to your calendar

- Monday, December 9, 2019, invitation for a cocktail party (5 to 7) to celebrate the 35<sup>th</sup> anniversary of Dale Village Inc.
- Monday, December 16, 2019, presentation of the 2020 budget.



From left to right :

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## News from COOP Board Members

September 2019 - N° 3

To all shareholders,

Board members greet each and every one of you and wish you a good life !

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### From summer to fall, hurricane season in between...

Time flies ! After a superb summer, our Quebec Autumn has arrived ... the call of the South is not very far. Once again, Mother Nature has been good to us and has kept Dorian just far enough off the south coast of Florida. PHEW! Board members would like to thank Nadine Huet (our assistant manager), Ellen and David Roach, who were very active in our community to secure the park in preparation for the hurricane : they moved the pool furniture inside the hall, put up the shutters to the office windows, and took care of objects that were left unsecured on several properties that could become projectiles.

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### Website

The new WEB site, French and English versions, are now online. You will find a lot of useful information. You are invited to consult our site at "[dalevillage.info](http://dalevillage.info)". Unfortunately, when you do a search with "dale" or "dalevillage", you are still directed to the old site ("[dalevillage.org](http://dalevillage.org)"); we are trying to rectify this situation so that the search engines take us right to the new site. You can attain "Private Access" resident area by entering the following password : **DV\_login@2019**. Your comments and questions are welcome. You can

send them to either Françoise Élie [francoise.elie.brady@bell.net](mailto:francoise.elie.brady@bell.net) or Robert Cantin [rcantin@textus.ca](mailto:rcantin@textus.ca).

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### Permit Application to Pembroke Park

The licensing procedures for the City of Pembroke Park may change. There is currently a dispute (in the hands of lawyers) between the state of Florida and the cities. For now, the current policy continues to apply but we are informed that the license officers will "scrutinize the requests" especially when the work is done by the owner. The city wants to prevent owners from showing that the owner is doing the work himself when in fact it is done by a contractor. You can still consult the "Application for permit" document on Dale's website at the "Forms and Useful Information" tab.

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### Beware of "sprinklers"

To prevent damage to your sprinkler system, you are asked to have your sprinklers installed so that they do not stick out of the ground in the off position. In addition, it is best not to run your sprinklers on Tuesdays and Wednesdays to ensure the quality of grass cutting. Thank you for your cooperation.

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## Use of long-term parking (Compound)

In last June's newsletter, you were informed that a lot of work had been done to improve leasing of spaces in the compound. From now on, each vehicle or other stationary device will carry a label that will confirm the registration and payment of the space. It is therefore absolutely necessary to go through the Office to settle the payment before having access to long-term parking. **Note** : Credit card payments are now accepted.

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## Rental Guide:

Shareholders who rent their home are requested to read the rental guide (it is on the

website) which reminds you of the rules and regulations of the Coop. In particular, by-law R1.3.5 states that "all homeowners who rent their homes must notify prospective tenants that they must be pre-approved and registered at the Office".

Rental fees are charged to tenants and become the responsibility of the landlord in the case of a payment default.

We also would like to thank the owners who encourage their tenants to respect the environment and the rules & regulations "Code de Vie" of the Park. It is about peace and security for our community and the good reputation of Dale Village !

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### Important dates to put on your calendar :

- ▶ Saturday, November 23<sup>rd</sup> 2019 : Welcome Dinner
- ▶ Monday, December 9<sup>th</sup> 2019 : Happy Hour to celebrate Dale Village's 35<sup>th</sup> anniversary
- ▶ Monday, December 16<sup>th</sup> 2019 : Presentation of 2020 budget

Enjoy reading and have a safe trip back South.



From left to right :

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