

WHITEMARSH RESERVE HOMEOWNERS' ASSOCIATION, INC.

c/o Avant-Garde Management
100 Albany Avenue., Suite 300
Stuart, Florida 34994
Office: (772) 320-9617

Board of Directors Meeting Minutes Tuesday, August 19, 2025 – 6:00 p.m.

Location: Courtyard By Marriott 7615 SW Lost River Road, Stuart, FL 34997

Board members present: Patty Abboud. Dan Marteen, Lauren Provenzano and Angela Zeeman were present. August Specht did not attend. Alexandra Gonzalez representing Avant-Garde Management, was also present.

The meeting was called to order at 6:02 p.m. and noted a notice of the meeting was duly given and a quorum was available.

Minutes:

- ❖ April 15, 2025 Minutes – Patty Abboud made a motion to approve the minutes, Dan Marteen seconded the motion. After a discussion, Dan Marteen rescinded his second as he was not present. Angela Zeeman and Lauren Provenzano abstained. The minutes will be available to the members.
- ❖ June 10, 2025 and June 26, 2025 Minutes – Lauren Provenzano made a motion to approve the minutes from June 10, 2025, and June 26, 2025, minutes as presented. Angela Zeeman seconded the motion. The motion carried.

Financials:

- ❖ April, May and June financials were presented. Angela Zeeman made a motion to approve the April, May and June financials as presented. Patty Abboud seconded the motion. The board requested to have the July financials corrected to reflect the expenses that are reserve items reclassified from 7400 (Special Projects) and a list of the GL for Special Projects. The motion carried.

Board of Directors Updates:

- ❖ Patty Abboud, President – No Update
- ❖ August Specht, Vice President – No Update (Not Present)
- ❖ Angela Zeeman, Treasurer – Had not received the paperwork to be added to Merrill Lynch. Manager to follow up.
- ❖ Dan Marteen, Director – Dan Marteen updated the community on the recent resignation received from August Specht. Dan made a motion to accept the resignation, Lauren Provenzano seconded the motion. All were in favor. The motion Carried.
- ❖ Dan Marteen, Secretary -Made a motion to reorganize and reposition the Board of Directors, Angela seconded the motion. Dan Marteen nominated Lauren Provenzano for President, Lauren Provenzano nominated Dan Marteen for Vice President, Angela Zeeman to remain as Treasurer and Patty Abboud to remain a director.

Management Report:

- ❖ Management updated the community on the door replacement project. Two doors have been replaced, scheduling replacements. Project continues.

Old Business:

- ❖ **Discussion on Amending Parking Rules**- The Board had a discussion on the parking rules. No motion was made to the parking rules. The Board had a discussion on appointing a By-Laws Committee. Lauren Provenzano made a motion to appoint a review committee. Dan Marteen seconded the motion, and all were in favor. The motion carried.
- ❖ **Review of Rental Renewal Screening Process**- The Board held a discussion on the application process. Lauren Provenzano made a motion to eliminate the additional screening fees for renewals that do not have any violations throughout the year. The leases must complete the background check. Dan Marteen seconded the motion, and all were in favor. The motion carried.
- ❖ **Bartlett Brothers Entrance Gate Camera Proposal** – Angela made a motion to approve the Bartlett proposal to repair the 3 cameras at the entrance gates. Lauren Provenzano seconded the motion, and all were in favor. The motion carried.
- ❖ **Bamboo Issue** – The South River bamboo issue was discussed. No motion was made.

New Business:

- ❖ **ARC Applications (Roof Replacements)** – Item tabled. The Board of Directors added Jim Ricci and Bob Goldberg to the Roofing Committee.
- ❖ **Boundary Fence between Kiplinger and Whitemarsh** – Item tabled.
- ❖ **Paint Proposal**- Item tabled.
- ❖ **Homeowners Insurance** – Item tabled.
- ❖ **Patricia Abboud Resignation** – Patricia Abboud had a discussion on her resignation. Angela Zeeman made a motion to accept the resignation, and Dan Marteen seconded the motion. All were in favor. (This resignation is pending a written resignation and not formalized, per Jacob Ensor).

Open Discussion:

- ❖ Discussion and questions were answered by the members.

With no further business before the Board, Angela Zeeman made a motion to adjourn the meeting at 8:13PM. Dan Marteen seconded the motion. The motion carried.

Respectfully submitted,

Alexandra Gonzalez, LCAM,
For and on behalf of the Board of Directors