

WHITEMARSH RESERVE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

DATE: February 18, 2026

TIME: 6:00 pm

PLACE: Courtyard by Marriott, 7615 SW Lost River Road, Stuart, FL 34997

Zoom Video Conference Log-in Details

Meeting ID: 820 0898 3150

Password: 217933

AGENDA

- 1. Call to Order / Proof of Notice**
- 2. Meeting Minutes:**
 - November 25, 2025, Board Meeting
 - January 21, 2026, Board Meeting
- 3. Financials:**
 - November & December 2025 Financials
- 4. Management Updates**
 - New Camera System Update
 - Comcast Internet Update
 - Martin County Sheriff Trespassing Agreement Update
 - New Meeting Sign Proposal
 - Pedestrian Door Hinge Replacement Proposal
 - Decorative Shutter Removal Proposals
 - Damaged Exterior Front Door Painting
- 5. Board of Directors Updates and Discussion**
- 6. Old Business:**
 - Ratify 250 Walking Path – Lease Application
 - Ratify \$150 Gift Card for Santa Volunteer
 - Ratify 3 Gift Card for \$25 each for Halloween Décor Winners to Googan Coffee Shop
 - 2024 & 2025 Audit Engagement Letter
 - Reserve Study Proposal
 - Parking Committee Update
 - Roofing Committee Update
 - Covenants Enforcement Procedures – Proposed Updates
 - Discuss New Community Signs & Benches
- 7. New Business:**
 - Pool Incident 02/07/26
 - Discuss Suspend Use Rights
 - Discuss Expenses to Owners (Camera Review, Mgmt After-Hour, Pool Clean-up, Janitorial Clean-up & Water Cost to Refill the Spa)

- Fire Ant Treatment Proposal by TruGreen
- Mulch Proposal by Horizon Landscape
 - Discuss Best Time to Mulch
- Landscape Enhancement Proposals by Horizon Landscape
- Discuss Creating a Landscape Committee
 - What would be the duties & responsibilities of the committee.
- ARC Applications
 - 255WP
 - Paver Extension
 - Cement Pad
 - Screen Enclosure
 - 271WP
 - Patio Slider Door Replacement – Impact Glass/White Frames
- Sales Application Review
 - 233OR
 - 252OR

8. Open Discussion

9. Adjournment