

WHITEMARSH RESERVE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

DATE: March 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: 898 5710 1079

Password: 789086

AGENDA

1. Call to Order / Proof of Notice

2. Meeting Minutes

- November 25, 2025, Board Meeting
- February 18, 2026, Board Meeting
- February 25, 2026, Board Meeting
- March 05, 2026, Board Meeting

3. Financials

- November & December not approved for closing
- 2024 Tax Return
- Merrill Lynch Interest Income for 2025 and YTD

4. Update on Crime Policy Claim

- **Jacob Ensor**

5. Management Updates

- Decorative Shutter Replacement Project
- Damaged Exterior Front Door Painting
- Spa Vandalism Bill Back Status
- Rental 2025 & YTD Spreadsheet

6. Board of Directors Updates

- Lauren Provenzano
 - Parking Rules
 - Proposed Benches
 - Proposed Signs
 - Creation of Botanical Society of Whitemarsh Reserve
 - Bring back Violations Committee
- Dan Marteen
 - Whitemarsh Reserve Facebook Page
 - Waste Management Garage Pickup Update
 - Renter Security Deposit
- Patty Abboud

- Angela Zeeman
 - Procedure on Accounts Payable & Accounting Reports
 - Engagement with civil lawyer Louis Lozeau – 2 letters sent to Avant-Garde Management
 - Preservation of 2025 Financials

- Sara Matera
 - Insurance Reviews
 - D & O Policy
 - 2024 & 2025 CPA Audit Proposals
 - CPA Forensic Audit
 - Insurance Proof of Loss
 - Southstate Bank

6. Old Business:

- H/O Insurance Policy Requirement
- Roofing Committee Update
- Covenants Enforcement Procedures – Proposed Updates

7. New Business:

- Reinstate Booting on Cars
- ARC Applications - None
- Sales & Lease Applications Review
 - 75 Squirrels Nest - Sale
 - 192 Otter Run – Sale
 - 232 Otter Run - Lease

8. Open Discussion

9. Adjournment