

# WHITEMARSH RESERVE HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING

**DATE:** April 15, 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:** 815 5781 3259

**Password:** 757859

## **AGENDA**

### **1. Call to Order / Proof of Notice**

### **2. Martin County Sheriff's Department**

- Safety Awareness – Southwood Community Matter
- Embezzlement Matter

### **3. Meeting Minutes**

- March 18, 2026, Board Meeting

### **4. Financials**

- January 2026 & February 2026

### **5. Management Update**

- Front Door Warranty Repaint Project
- Reserve Study Update
- Preserve Compliance Update

### **6. Legal Update**

- Rental Recap & Next Steps with the Current Board
- Embezzlement Matter

### **7. Board of Directors Updates**

- Lauren Provenzano
- Dan Marteen
- Angela Zeeman
- Patty Abboud
- Sara Matera

### **6. Old Business:**

- Lease Applications
- Roofing Committee Update

### **7. New Business:**

- Non-Renewal: 203 Walking Path
- Non-Renewal: 262 Otter Run

- Finance Committee Appointments
  - Michael Matera
  - Michael Schmidt
  - Patty D'Annolfo
- Discuss Reinstatement of Late Fees on HOA Dues Effective 05/01/26
- Discuss Delegate Estoppel Preparation Responsibilities to the Bookkeeper
- Booting Proposal
- ARC Applications
  - 192 SW Otter Run – Rain Gutters
  - 4402 SW Nature's Lane – Patio Screen Enclosure
- Sales & Lease Applications Review
  - 326 SW Walking Path – Lease Renewal
  - 322 SW Walking Path – Lease Renewal

## 8. Announcements / Open Discussion

- May 20<sup>th</sup>: Whitemarsh Reserve Homeowner's Association-Meet the Candidates at the Pool (Please have all documentation with intent to run for the HOA Board in by May 15<sup>th</sup>).
- **Annual Board Election Meeting:** Wednesday, June 17<sup>th</sup>: Candidates for election to be present.
- **Future Board Meetings:**
  - Wednesday, July 15<sup>th</sup> at 6pm Courtyard Marriott
  - Wednesday, August 19<sup>th</sup> at 6pm Courtyard Marriott
  - Wednesday, September 16<sup>th</sup> at 6pm Courtyard Marriott

## 9. Adjournment