

Water Gardens Association
Board Meeting Minutes on November 12, 2025

Call to Order

The meeting was called to order by Heidi Beveridge at 12:00 PM.

Establish a Quorum

The board members present were Heidi Beveridge and Mary Jollette. Susan Hamilton via Zoom.

Representing Star Hospitality Management was Jerry Kern, CAM, Water Gardens Community Association Manager.

Proof of Notice The meeting was properly noticed in accordance with the Association Bylaws and Florida Statute 718. Notice was posted on the Association bulletin board and was emailed to our owners.

Motion was made to approve the previous meeting minutes from 9-16-25.
Motion made by Heidi Beveridge Seconded by Susan Hamilton
Motion passed unanimously.

Financial Report: From the 8/30/25 financials, the operating balance is \$22,730.12, the reserve account balance is \$128,044.57 and \$80,000 in an OZK 7-month CD earning 4.2% with interest \$3,911.27 YTD. The net income YTD is \$3,911.27.

Motion was made to accept the treasurer's report.
Motion made by Susan Hamilton Seconded by Mary Jollette
Motion passed unanimously.

Old Business:

- Pool resurfacing – The pavers had issues after the pool resurfacing. Repairs around the coping and handrails needed to have the pavers reset. Three quotes were received ranging in price from \$2760 to \$3450 to reset, sand, and power wash the areas. First quote included a quote to power wash after 1 year. None of the quotes included sealing the pavers but this was estimated at \$1,000. Bryan Kemker volunteered to seal for the cost of the sealer. The pool will be closed for 2 days during work.

Motion was made to accept the Pawfect quote at \$2760 to include an extra washing at 6 months and 12 months pending submission of license and insurance.
Motion made by Heidi Beveridge Seconded by Mary Jollette
Motion passed unanimously.

New Business:

- 2026 Budget – As per SIRS, the painting is due in one year. Pushing this to two years would lower the fees. Paving resurfacing and pool repairs from reserves CD interest and included in overall reserves.
Three budget options are considered, \$870, 850, and 830 per month. The \$870 option uses the paint reserves at 1 year and the other two at 2 years. Emergency Lights must be inspected monthly, and this is an additional cost outside the contract. Cintas will complete this currently. With the fire extinguishers, alarm monitoring, and sprinkler inspections by different companies, it is difficult to coordinate with 3 vendors, and these will be combined next year. The price increase with Summit is rising and the board requests a new quote from Total Fire to compare. Insurance added a 9% increase. Landscape had no change. Legal was increased and a \$400 appraisal is required for 2026. Tax prep agreement was signed with GRG at \$1,300 vs \$2,500 with McMillan last year.

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| <ul style="list-style-type: none">• Motion was made to accept the GRG tax prep proposal at \$ 1,300.• Motion made by Heidi Beveridge Seconded by Susan Hamilton<ul style="list-style-type: none">• Motion passed unanimously. |
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- 2026 Budget Cont. – building costs, pest control and pool expense had similar costs with expected increases. Research into the cable bill is underway. Most people use streaming not cable and an option of only Wi-Fi is being sought with 90 out. With the 2 reserve options, contingency is being used to balance out the options. The board based on owner consensus is removing the 870 options from consideration.
- Miscellaneous – The concrete borders around the trees should be replaced with steel. Composite decking could be placed under the AC units to extend the pad life. The know box has limited space and the keys are not labeled. The fire dept requested this be updated. Not all keys from owners are keyed to the master, hence the master does not open all doors. Owners need to reset to master.

Homeowner Comments:

- Owner asked about insurance and how brokers work. A brief discussion to explain this occurred.

Next Meeting:

- Dec 2. budget approval.

Adjournment:

- Motion was made to adjourn the meeting by Heidi Beveridge. Second, by Mary Jollett. Adjourned at 1:24 PM.

Respectfully submitted,

Jerry Kern, CAM

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For the Board of Directors