

Waterscape POA Annual Meeting

March 8, 2025

Call to Order

The annual meeting of Waterscape POA was called to order by Eileen Stammenti at 9:40am on March 8, 2025, at BEMC headquarters. Hannah Martin stated that there are 36 members represented, confirming that we have a quorum. Eileen welcomed everyone present and on Facebook, then introduced the Board members:

President: Eileen Stammenti

Treasurer: Hannah Martin

Secretary: Matt Mehlenbacher

At Large/Architectural Review: Tim Garner

Eileen announced that Barb Seng has resigned as Vice-President and thanked her for her service over the past year. She then thanked everyone for attending today and throughout the year at Quarterly Board Meetings.

Introduction of New Members:

Quentin and Carmen Best were introduced. They closed on 2633 Waterscape on 12/6/24 (formerly Devrin and Kris Avant's house) Their son, Liam, lives here in Waterscape.

Previous Minutes

Minutes from the 2024 annual meeting were read by Matt Mehlenbacher. A motion to accept the minutes was made by Barb Seng, seconded by Don Downs, and approved by the membership unanimously.

Financial Report Presentation:

Hannah Martin provided an overview of the financial report, discussing the beginning and ending balances of the checking account and money market.

	Beg Balance 1/1/24	End Balance 12/31/24
Free Business Checking	\$ 4,750.65	\$ 3,542.85
Super Money Market	\$83,232.98	\$86,778.27
Total	\$87,983.63	\$90,321.12

Hannah highlighted any discrepancies between budget and actual expenditures. Total expenditures came in slightly under budget for the year: Budget: \$13,650; Actual \$13,398.56.

Hannah also explained that there was a carry-over from 2023 for \$3,030. Twin State Asphalt was paid in December 2023, and the check cleared in January 2024. It was a budgeted amount for \$3,400.

All dues for 2024 are current. Many 2025 dues checks have been paid already, and several more were received today.

A motion to accept the financial report was made by John Hagen, seconded by Pat Sargent, and approved by the membership unanimously.

Proposed Budget Discussion:

Hannah Martin presented the proposed budget for 2025. It is in line with budgets from the past few years, with the following variances:

- Legal - for guidance received and billed recently
- Taxes - for taxes to be paid for interest on our Money Market account
- General Maintenance – increased for additional repairs/maintenance for the dock and walkway
- Road Maintenance – reduced since we have had key re-paving over the past two years.

John Hagen affirmed that we will have work to do on the dock. Al Lodovichetti noted that it was the “best financial report” ever.

A motion was made to accept the proposed budget by Al Lodovichetti, seconded by John Hagen, and approved by the membership unanimously.

Hannah thanked everyone for their support over the past three years. Everyone in attendance responded in kind with applause and thanks for all that Hannah has done for the POA.

Architectural Review:

Tim Garner provided the architectural report for the past year. Time began by explaining what impervious is, and noting that all lots, except twelve (12) that were grandfathered by the county in 2011, have a maximum impervious footprint of 4,505 sq. ft.

Tim then provided brief updates on projects at four properties: 2573, 2577 and 2566 Waterscape, and 2833 Little Palm. Tim reminded everyone to utilize the “Application for Exterior Building and Site Improvements” form for any exterior projects in the upcoming spring season. This can be found on the website. (waterscapepoa.com)

Diana Todd asked if outdoor mulch and landscaping needs to be approved. Tim explained that mulch does not and landscaping does not if it does not include anything that would include impervious materials.

2833 Little Palm had requested a carport over an existing concrete pad. Discussion ensued regarding whether a carport is allowed according to the covenants. Eileen and Tim said that it is more of a “lean-to”, but that they would look into the covenants to determine if carports or lean-tos are allowed.

Social and Welcome Committee:

Trish Lodovichetti discussed last year’s fall get-together. It was a small group but was very enjoyable for all who attended. We would like to continue to have at least one social get-together a year, but also need additional members to assist on the Social Committee. She asked if anyone else would join the Social Committee. Hannah Martin and Eileen Stammetti both volunteered to be on the Social Committee next year.

Old Business:

- Repairs over the past year: Tim Garner and Eileen Stammetti covered projects from the past year:
 - o Walkway to the dock from Sea Vista
 - o Dock repairs
 - o Road repaving: curbing from the dock walkway to the mailbox at Judy Hogsed’s; the sunken area towards the pond, several other areas/along the road that had developed into broken pavement.
 - o Signs around the pond in compliance with insurance.
- Repairs still needed:
 - o Continued road maintenance, ongoing dock repair (boards and pickets primarily); gazebo walkway (boards), fence panels.
 - o solution of the sinkhole at the drainage gate in front of 2633.
- Community Workdays:
 - o We need more volunteers going forward, and we need to define what will be accomplished in advance.

- One workday a year is sufficient.
 - We would like to have our community picnic the same day.
- Security person to monitor properties: Barb Seng reported that she looked into this, and it was determined that it will be cost prohibitive and ineffective.

New Business:

- Member Submission: Gene Norris suggested creating a memorial area in honor of Judy Hogsed and Mott Noblitt, named “The Mott and Judy Memorial Garden” in the landscaped area around the pond. Mott and Judy were two original members of the Waterscape POA; Mott passed away in 2017, and Judy passed away this past week, March 3, 1925, on her 84th birthday. Judy was the first President of the POA. Both she and Mott were very generous, including donation of the property and easement (along with Gene and Lois Norris) to the POA for the pier, so that the community would have a common area to enjoy. They helped neighbors whenever there was a need and were leaders for our community. Gene and Lois Norris will be happy to donate a bench with an inscription designating the memorial garden.
 - Wayne Fulghum moved that we create the above described memorial to Judy and Mott provided that it not cost the POA any funds. It was seconded by xxx. Trish Lodovichetti pointed out that we normally would provide flowers or a donation for a member of our association that had passed, approx. \$50 value. Wayne agreed. The motion was voted on and approved by the membership.

Other Discussion:

Wayne Fulghum asked what the requirements are for an assessment of the membership and what is the methodology for moving forward with that assessment. Eileen Stammetti answered that an assessment requires 67% approval by the membership at an in person meeting. She further stated that, considering that we have a workable annual budget, just approved earlier in the meeting, and approximately \$86,000 in a Money Market account, she would not anticipate the need for an assessment unless something catastrophic occurred such as a hurricane that wiped out the dock and/or pier.

Amanda Orsell asked if a “hold harmless” form would suffice to be able to fish or boat in the pond. Eileen explained that “No swimming, fishing, boating” is a requirement from the insurance company. It was recommended that the dock be used for these purposes.

Election of New Board Members:

Eileen Stammetti expressed gratitude to the membership for their support over the past three years. The election of three new board members was initiated, to replace Eileen Stammetti, Hannah Martin and Barb Seng. Billy Orsell, Brian Eggleston and Candace Berrier were nominated by Hannah Martin, all who accepted. Wayne Fulghum made a motion to accept the nominations, seconded by Pat Sargeant, and approved unanimously.

Eileen thanked Wayne Fulghum for having provided biscuits from Hardees for everyone’s enjoyment. Don Downs thanked the Board for all they’ve done. Eileen told everyone how much she has enjoyed being on the board and getting to know everyone in the community and thanked everyone for their support. She assured her continued support as we transition to the new Board.

Al Lodovichetti asked if the terms of the new board members will be staggered. Eileen provided the term lengths for each member:

- Tim Garner – 1 more year

- Matt Mehlenbacher – 2 more years
- Billy Orsell, Brian Eggleston, Candace Berrier – 3 more years

Before breaking to determine officers for the coming year, Eileen asked everyone to complete and return the “Hold Harmless” forms that were handed out at registration. These are for anyone doing any volunteer work. She explained that we obtain certificates of insurance from anyone that we hire, but that these are to protect the POA should anyone be injured that is not a contracted vendor.

Appointment of Officers:

Following the election, the board convened to discuss officer positions. Eileen Stammetti announced the newly appointed officers:

- President: Billy Orsell
- Vice President: Brian Eggleston
- Secretary: Candace Berrier
- Treasurer: Matt Mehlenbacher
- Member at Large/Architectural Review: Tim Garner

Meeting Conclusion:

With no further business, the meeting was adjourned at 10:55am.