



WATERFORD PATIO HOME OWNERS ASSOCIATION

MINUTES – September 9th, 2026

The meeting was called to order at 7:05 PM and was held at the Ivanhoe Community Center

Present: Eric Garcia (President), Carmen Williams (Vice-President), Marsha Souza (Treasurer), Waddie Ruiz (Director), Juan Braceras, Ashley Panni, and Adam Panni.

Discussed parking on common area grounds. Landscaping was completed on September 4 and went well. No Parking signs were placed in problem areas.

Juan Braceras volunteered to address the signs on Brighton before the landscapers are scheduled.

Palm trimming, planting, and mulch will be completed after hurricane season.

Architectural approvals were reviewed:

- 5891 Brighton: Driveway extension not approved. Marsha will notify the owner.
- 15021 Bristol: Parking pad not approved. Marsha will notify the owner.
- 5861 Chester: Parking pad installed without prior approval. Owner was given 30 days from August 20, 2026, to remove the pad and replace the sod.

The 2027 budget meeting was discussed.

The newsletter, proposed budget, annual dues letter, and annual meeting letter need to be sent by November 9. Ashley volunteered to prepare them, and Marsha will provide the previous year's materials for reference.

Ashley Panni volunteered to serve as Secretary of the Board.

Meeting adjourned at 7:50 PM

NEXT MEETING: October 14, 2026