



**WATERFORD PATIO HOME OWNERS ASSOCIATION
MINUTES – February 11, 2026**

The meeting was called to order at 7:03 pm

Present: Eric Garcia (President) Carmen Williams (Vice-President), Marsha Souza (Treasurer)
Waddie Ruiz, Director, Paul Hinden, Director, Juan Bracerias

Minutes of the last meeting were emailed to the Board members. There were no corrections.

Treasurer's report was given and accepted.

Old Business:

- 5931 Newcastle..Owner called and said he will try to move the boat this week.
- The dispute over the painting of the wall is with the attorney. The board agreed to litigate if necessary.
- Mulching the common areas.. Landscaper is very expensive. Get estimates from the nurseries on GrTown of Davie about the dead palm tree on the NW corner Sterling and S. Waterford drive at the entrance. It has been picked up.
- Sealing of the roads must be done this year. Juan agreed to call asphalt companies for estimates.

New Business:

Inspections will take place in the next month or so. Marsha will get the checklist printed and given to the inspectors.

Carmen and Waddie - Bristol,

Eric and Karen - Newcastle, and Back of Waterford on Brighton

Ford and Juan - Brighton

??? Castlegate, Chester and Leeds

Meeting adjourned at 7:48

NEXT MEETING: March 11, 2026