



**WATERFORD PATIO HOME OWNERS ASSOCIATION
MINUTES – September 10, 2025**

Present: Eric Garcia(President), Marsha Souza (Treasurer) Carmen Williamson(Vice President), Waddie Ruiz, Juan Bracerias

The meeting was called to order at 7:05p.m.

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

Treasurer's Report was emailed to the board and there were not questions or corrections.

OLD BUSINESS:

Luigi Landscaping sent a new proposal for the trimming of the palms. It was agreed that we will wait until December to do it again as we just had them trimmed in June.

The members present were asked to see if they can identify an AI app, with minimal cost that can be used for minutes as the secretary has resigned.

NEW BUSINESS:

There was a discussion that perhaps we should hire a Management Company. There are pros and cons and we will need to know the cost. It was decided to invite a company to discuss this at our October meeting.

We will have a budget meeting. Eric will decide a date and an email invite will be sent to board members.

A newsletter will be sent in November to announce the Annual Meeting for December, present the proposed budget, to include the Annual Dues Letter and address the usual pool and parking issues. Carmen and Marsha volunteered to write it up and mail by October 31, because the requirement is 30 days notice for the Annual Meeting, which is December 10th.

Meeting Adjourned 7:245 pm

Next Meeting October 8, 2025