



401 N. Atlantic Avenue, #406  
New Smyrna Beach FL 32169  
March 4, 2025 10am

## Watermark – Strategic Planning Committee Meeting Notes

### Attendees – In Person:

Julie Ledger  
Amy Oyster  
Harold Anness  
Rico Colaluca  
Ted Stacy  
Joanne Caridis

### Via Phone:

Deborah Malone  
Dustin Gunter, Property Manager

### Summary

- Quorum established and introductions were made at 10:05 am.
- Suggested committee Purpose was introduced and concurred with the following comments:

*Purpose: Explore and provide cost estimate/recommendations to the Watermark Board of Directors regarding improvement opportunities, with the initial focus on pool patio expansion and shade alternatives.*

- There was an inquiry and discussion regarding alignment with “who we are/what do we want to be as a condominium community” – presently there is no official Core Promise.
- There was additional discussion regarding Board priorities regarding other improvement opportunities – presently there is no formal list of priorities.
  - Background for previous tennis court replacement and current pool patio expansion projects were discussed.
- Pool Patio Expansion/Shade Alternatives were discussed extensively; recommendation was made to explore Good/Better/Best options/ recommendation for Board consideration with the goal of having three competitive brick paver installation bids.



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**Next Steps:**

- Julie to prepare bid specification list for “apples-to-apples” competitive bids
  - Dustin to contact paver supplier for preliminary on-site visit – timing TBD
  - Dustin to explore additional potential suppliers
  - Ted to explore alternative shade (current table/umbrellas, sails, pergola and cabana were mentioned as options), landscape architects, and grill options
  - Open items to be determined include city/beach permit restrictions, electrical, drainage, potential hot/warm water shower, security options
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- The following items were introduced with no/minimal discussion:
    - Fence replacement – deferred to Board of Directors
    - Pool house flooring replacement – minimal discussion regarding options if existing carpet and tile is removed: shark coatings, carpet, sealed cement
    - Pool house door/window replacement – not discussed
    - Dune restoration alternatives – awaiting beach authority action/timing
    - Recycling alternatives – not discussed
    - Fitness room/area – not discussed
    - Community garden – not discussed
    - Current pool/patio paver maintenance schedule/life stage?
    - Owner survey to establish priorities – Julie & Amy volunteered to explore and propose to the Board of Directors

Adjournment - 11:10 am