



401 N. Atlantic Avenue
New Smyrna Beach FL 32169

Subject: REVISED Agenda for Watermark – Strategic Planning Committee
Time / Date: 12:30 pm EST, Tuesday, September 9, 2025
Location: Conference Call
Dial In Number: 605.472.5192
Access Code: 3319730
Host PIN: 1267

AGENDA

Call to Order

Establish Quorum / Approval of Previous Meeting Notes

Topics

Old Business

- Purpose – Suggested
 - Explore and provide cost estimate/recommendations to the Watermark Board of Directors regarding improvement opportunities.
- Open Discussion Items:
 - Pool Area Improvements
 - Patio expansion
 - Shade alternatives
 - Other: Landscaping, Grill/Outdoor Kitchen, Shower, Furniture

New Business

Pool / Patio area improvement opportunities:

- Discuss supplier bids
- Discuss recommendations to present to Board of Directors at a future meeting
- WiFi access in the pool area
- Filtered water and ice-making available in the pool house

Open Discussion

Owner questions are encouraged!

Notice Posted: by Tuesday, August 26, 2025, revised agenda posted August 28, 2025



Strategic Planning Committee Update

8.21.25

Committee Members:

Amy Oyster awoyster@gmail.com
Julie Ledger julieledger12@gmail.com
Harold Anness haroldanness@gmail.com
Rico Colaluca rcolaluca@aol.com
Ted Stacy tstacy3@aol.com

Pool/Patio Progress Report

- Three (3) bids submitted:
 - AllPhases
 - The Yard Stop
 - Atlantic

*See next page for bid comparison chart

- Explore Incremental Alternatives:
 - Retaining Wall
 - Landscaping
 - Match Existing Patio Furniture
 - Shade Element – Sails or Pergola
 - Outdoor Grill/Kitchen
 - Hot Water Shower

Pool/Patio Progress Report

	All Phases	The Yard Shop	Atlantic
Permit	\$500	--	\$550
Demo	<ul style="list-style-type: none"> Remove sod & dirt Remove pavers Lower grade to match existing pavers 	<ul style="list-style-type: none"> * Included in price below, does <u>not</u> include palm tree removal * Includes palm tree removal * Includes palm tree removal 	<ul style="list-style-type: none"> \$4,800 \$4,500 \$4,500
Dump & Disposal Fee Trees, dirt, sod & pavers	* Included in price below	\$900	\$550
Drainage	<ul style="list-style-type: none"> * Included in price below • 2 Drain Boxes • 80' of drain pipe • 54' new 4" Waterhog deck drain 	<ul style="list-style-type: none"> \$5,428 • 120' 4" deck drain w/fittings • 100' 4" hard drain pipe not corrugated • 16-18" exit drain box • 18" catch basin 	<ul style="list-style-type: none"> \$5,000 • 120' 4" deck drain w/ • 100' 4" hard drain pipe • 18" catch basin
Pavers	<ul style="list-style-type: none"> • Approx 2,640 sq ft • 4" x 8", 60mm pavers • Concrete Base 3 – 4" • Installation • Finishing/Clean Up • Fix/Level Existing Pavers 	<ul style="list-style-type: none"> \$21,120 \$21,120 \$21,120 	<ul style="list-style-type: none"> \$32,248 \$31,720
Estimated Total	\$21,620		

Pool/Patio Retaining Wall

There was discussion with suppliers regarding need for a retainer wall in the southeast corner of the new patio area.

- AllPhases – did not provide estimate (we might have waved them off while discussing)
- The Yard Shop - \$3,000 for 100 linear feet, 2-courses deco wall
- Atlantic - \$3,000 for 100' 2-courses deco wall

Pool/Patio Landscaping

There was discussion with suppliers regarding need for a retainer wall in the southeast corner of the new patio area.

- AllPhases – did not provide estimate
- The Yard Shop - \$1,500 budget without trees and \$1,800 for 4 yards of River Rock
- Atlantic - \$3,000 for bushes and plants (excluding trees) and 4 yards of River Rock / weed barrier

Pool/Patio Shade Sail

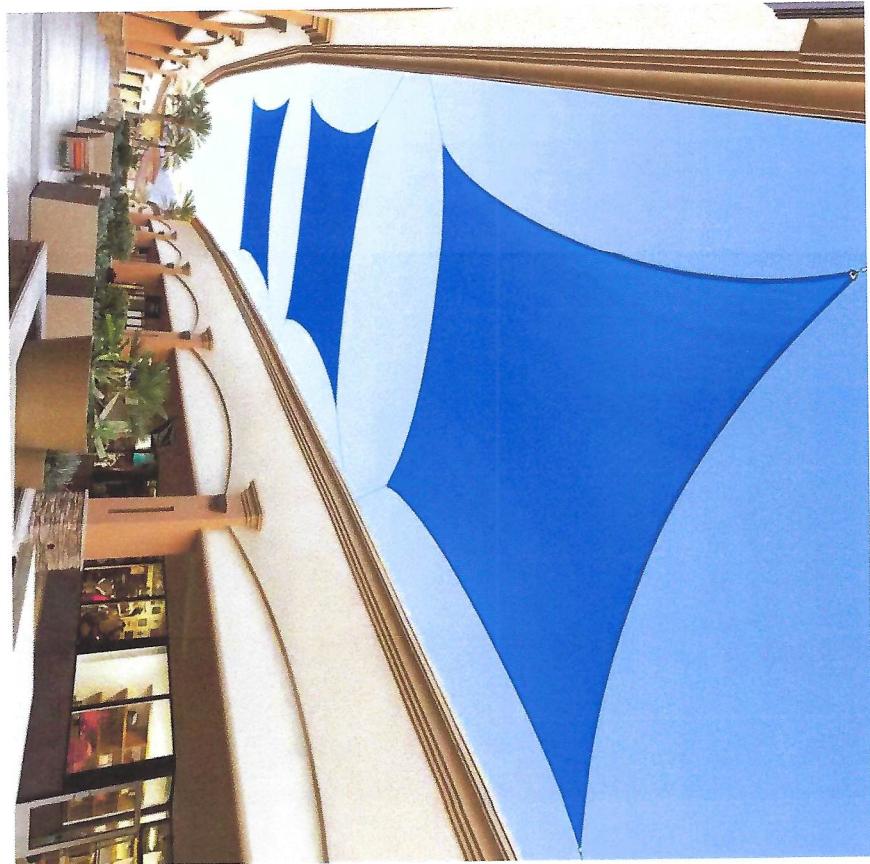
There was discussion with suppliers regarding need for a low-cost shade solution on the new patio area.

- AllPhases – did not provide estimate
- The Yard Shop - TBD
- Atlantic - \$1,500 for shade kits, turnbuckles and round aluminum pools
- DIY – \$600 for 3 Home Depot Shade Kits and \$1,000 for pressure treated wood posts / install (see next page for reference photos)

Pool/Patio Shade Sail



The screenshot shows a product page for a shade sail. At the top, there is a navigation bar with the Home Depot logo, a search bar, and links for "Southfield - 10PM", "48076", and "What can we help you find today?". Below the navigation, there is a breadcrumb trail: "... / Outdoor Storage / Shade Structures / Canopies / Shade Sails". The main image is a large blue rectangle representing the shade sail. To the left of the main image, there is a smaller image of a sailboat. Below the main image, there is a detailed description of the product: "COLOURTREE 15 ft. x 10 ft. 190 GSM Blue Rectangle Sun Shade Sail Screen Canopy, Outdoor Patio and Pergola Cover (Custom Size)". The description includes a star rating of 4.5 stars from 179 reviews and a link to "Questions & Answers (19)".



Pool/Patio Pergola Upgrade

\$2,075 for Home Depot 20' x 12' Cedar Pergola Shade Structure

- Withstands 100 mph winds
- 5 Year Limited Warranty
- 20' x 10' Patio Privacy Shade

Installation – \$2,500 guestimate

A large, light brown wooden pergola with a shade structure and electric controls, set in a backyard with a table and chairs. The pergola has a traditional design with a curved roof and a central support post. The shade structure is attached to the top of the pergola. The pergola is set on a paved patio area with a table and chairs. The background shows a lawn and some trees. The image is a composite of several smaller images, including a floor plan, a logo, and a star rating.

\$3,700 for Costco / Yardistry 12' x 20' Cedar Gazebo Shade Structure

Pool/Patio Gazebo Upgrade

Installation – \$1,500



12 X 20 Meridian Gazebo

★★★★★ 4.5 (31) Write A Review | Ask A Question

\$4,499.99 \$3,699.99

0% APR or as low as \$180/mo with affirm. See if you qualify

- Built with 100% premium cedar lumber
- Rust-proof, coffee brown colored aluminum roof
- Heavy-duty, curved gussets add strength and stability
- Pre-cut, pre-drilled, pre-stained in a natural cedar stain color
- Snow load and wind tested to exceed the industry's highest standards
- 6" x 6" Posts with a premium post base and heavy-duty mounting hardware
- Double beam roof support with cedar roof straps and rafters and 7 cedar roof ties

AVAIL ARIE 517FC

Pool/Patio Electric Grill



E-Series

22" Electric Tabletop Griddle with Cart



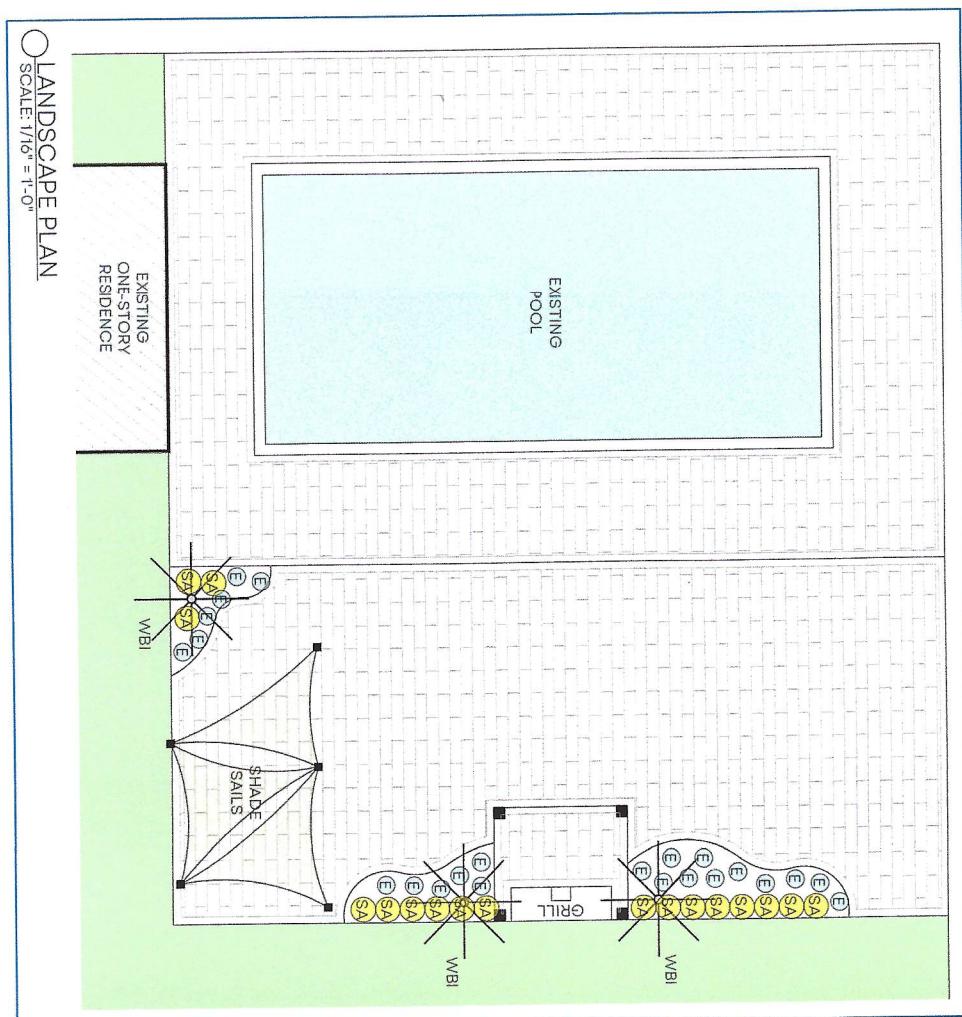
\$379.00

Starting at \$35/mo or 0% APR with [affirm](#). See site for details.

What do you get when you blend the luxury-like quality of a griddle with 1200 watts of griddle heating technology? The E-Series 22"Electric Tabletop Griddle now includes a cart making it easier to move around. Enjoy conveniently cooking outdoors in the summer and indoors in the winter. This griddle [Read More](#)

Pool/Patio Outdoor Kitchen

- The Yard Shop - \$9,000 outdoor grilling station with 4" tumbled stone, granite counter, stainless 36" outdoor gas grill, stainless dual cabinet doors (see design plan)
- Atlantic - \$8,750 outdoor grilling area with tumbled stone, granite countertop, stainless 36" outdoor gas grill, stainless dual cabinet doors



Pool/Patio Furniture

Volusia Patio to match existing PVC style:

- Two (2) additional tables with 4 chairs ... \$3,000
- Six (6) additional loungers ... \$2,100
- Two (2) side tables ... \$300
- Two (2) existing six-sided wood tables would be moved to southeast corner

Estimated Total – Furniture: \$5,400

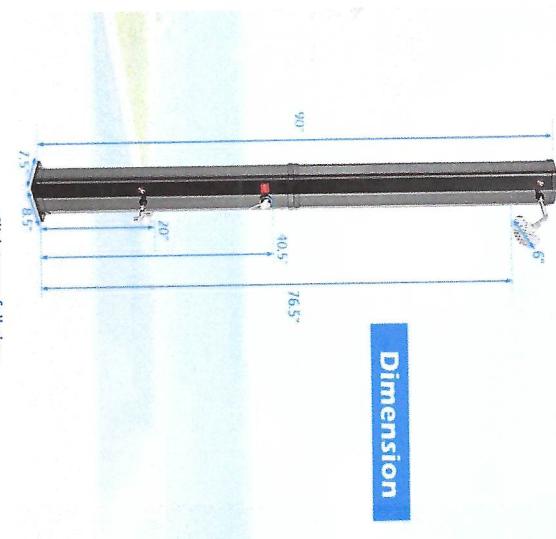
Pool/Patio Outdoor Shower - Heated

Patio, Lawn & Garden > Pools, Hot Tubs & Supplies > Parts & Accessories > Outdoor Showers

\$250 for GoPlus Outdoor
Shower Hardware

Installation: \$1,000
guesstimate

Estimated Total: \$1,250



Dimension

90" x 16.5" x 40.5"

Click to see full view

\$229⁹⁹

Get \$50 off instantly: Pay \$179.99 upon approval for Amazon Visa.

4.1 ★★★★☆ 10 ratings

Visit the [GoPlus Store](#)

Goplus 15.9 Gallon Solar Heated Outdoor Shower, 7.5 FT Freestanding Outdoor Shower with Shower Head and Foot Shower Tap for Outdoor Backyard Poolside Beach Pool Garden, Black

- Solar Heated Outdoor Shower:** This 15.9 Gallon energy-saving solar-heated shower can harness the power of the sun to warm water naturally so that no electricity is needed to heat the cold water. The spacious tank holds ample water to accommodate multiple showers, making it ideal for family use or after group activities.
- Easy to Use:** Featuring a 360° swivel shower head with a faucet, our outdoor shower offers superior control and flexibility and is easily adjustable to provide the best wash for all users. Besides, the additional foot shower helps to wash your feet easily and quickly.
- Versatile Connection Options:** With two connectors included, this outdoor shower is suitable for connecting 1/2" (15 mm) or 3/4" (20 mm) water hose. This feature ensures that our solar shower integrates seamlessly to your existing outdoor setup for immediate use.
- Well-Made Details:** Constructed from premium PVC and chromed ABS materials, this solar-heated outdoor shower boasts durability and style. The robust design stands up to various weather conditions, promising long-lasting outdoor use.
- Simple Installation:** It is convenient to mount the base to the floor with pre-drilled holes and 4 anchoring screws included. Note: Suggest mounting it on cement or other solid outdoor surfaces to enhance stability. More, the upper and lower sections are quick to connect without tools.

Pool/Patio Additional Suggestions

WiFi Signal

Ask Spectrum for recommendation

Ice maker & Filtered Water

- Upgrade refrigerator
- Add separate unit

Estimated Total: *TBD*

Pool/Patio Good, Better, Best Options

	Option 1 - Good	Option 2 - Better	Option 3 – Best 1	Option 3 – Best 2
All Phases - Permit, Demo, Drainage, Pavers	\$21,120	\$21,120	\$21,120	\$21,120
PVC Furniture	\$5,400	\$5,400	\$5,400	\$5,400
Electric Grill	\$400	\$800	--	--
Outdoor Kitchen	--	--	\$9,000	\$9,000
Outdoor Shower - Heated	--	1,250	1,250	1,250
Landscaping	--	3,000	5,000	5,000
Shade Sails	--	1,500	--	--
Pergola	--	--	\$4,575	--
Gazebo				\$5,200
Estimated Total	\$26,920	\$33,070	\$46,345	\$46,970
Estimated Owner Assessment	\$770	\$945	\$1,325	\$1,342



4200 S. Hwy 19-A
Mount Dora, FL 32757
352-357-9964

Personalized Landscaping Proposal for: WaterMark Beach Condos

Date 4-1-2025

Services Performed by:
Jeremy Granger (Designer)

Services Performed for:
401 North Atlantic Ave. #103
New Smyrna, FL
Dustin Gunter 386-428-3793
Watermark401@hotmail.com

Scope of Work

Contractor shall provide the Services and Deliverable(s) as follows:

Demo 32X75' area removing pavers, sod, three large palms, lower grade several inches so that new paver surface will be flush to existing pool deck surface - \$4,800

Dump and Disposal - \$900

Approx. 120' 4" Pool deck drain with fittings, approx. 100 ft 4" drain pipe with 16-18" exit drain box - \$5,428

Approx. 2,640 Sq ft Paver Patio (60 mm) (includes pavers, concrete fine base, concrete ribbon curb, finish sand and labor) - \$21,120

Approx. 100 Linear Ft 2 course deco wall to perimeter pool patio area - \$3,000

Outdoor grilling station with 4" tumbled stone, granite counter top, stainless 36" outdoor grill, stainless dual cabinet doors (gas powered) BUDGET - \$9,000

Landscape Budget without trees - \$1,500

4 Yards Large River Rock (matted and installed) - \$1,800

Shade Sail kit with turnbuckles, aluminum round poles - \$TBD

Mobilization of bulk material and staging - \$900

*Please note: Any sales ongoing in the nursery DO NOT apply to landscape jobs. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted by designer and completed in a substantial workmanlike manner for the **TOTAL of (\$48,448 + \$3,391.36 tax = \$51,839.36)** with the payment as follows:

Half down, remaining balance upon completion.

Acceptance of Proposal

- The Yard Stop Garden Center is NOT responsible for any unforeseen damages such as cut wires, broken irrigation, grass flattened by equipment, etc.
- Left over material isn't yours to keep. We bring extra to the job.
- Customer shall at it's own expense obtain all permits necessary for all work, if applicable.
- Do you have gas on your property? **YES or NO**
- **We must call 811 DIG to flag all underground utility lines on property.**
- Any additional irrigation/lighting work outside the scope of this project, is your financial responsibility.
- If there is any additional work requested by you, you will be billed accordingly at \$75.00 per man hour.
- Maintenance such as watering, mowing & trimming is turned over to the owner upon completion.
- We exclude replacement of material damaged by others.
- Grade to be within .10ft, light hand rake only unless specified above.
- Payment terms – net 7 days, late payment finance charge assessment and fees incurred.

Customer Signature: _____

Date: _____

PRIVATE RESIDENCE
TAVARES, FLORIDA

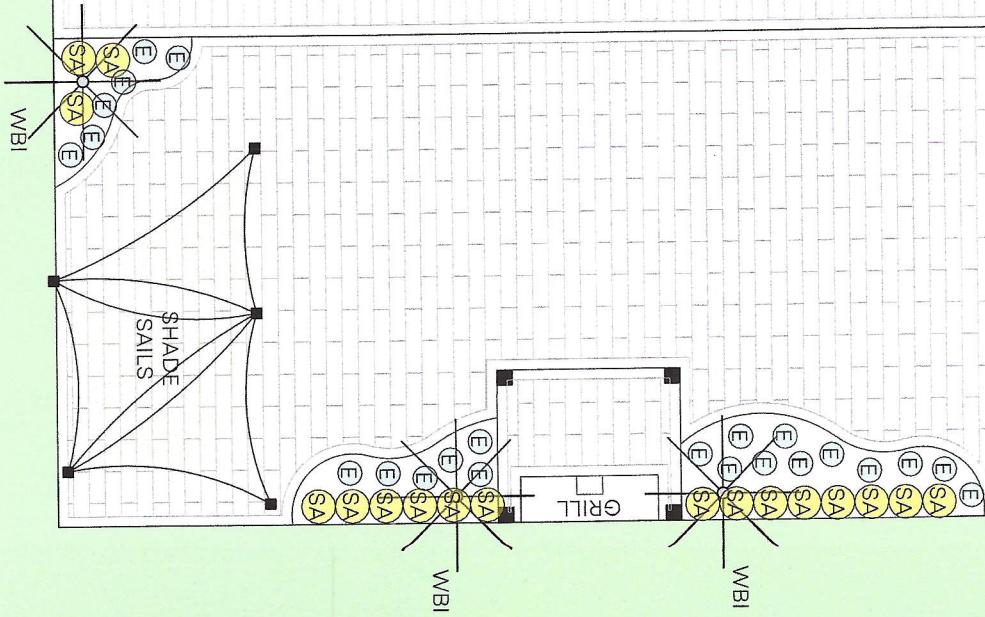
SHEET NUMBER: L-000	REVISION NUMBER:		PRIVATE RESIDENCE TAVARES, FLORIDA COVERSHEET
------------------------	------------------	---	---

LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

EXISTING
ONE-STORY
RESIDENCE

EXISTING
POOL



L-200

REVISION NUMBER:
SHEET NUMBER:



PRIVATE RESIDENCE
TAVARES, FLORIDA

LANDSCAPE PLAN

Qty	Symbol	Scientific Name	Common Name	Specs
23	E	<i>Evolvulus nuttallianus</i>	Blue Daze	1 Gal.
17	SA	<i>Schefflera 'Trinette'</i>	Shefflera	7 Gal.
3	WBI	<i>Wodyetia bifurcata</i>	Foxtail Palm	B+B
MULCH	200 sf	Black Mulch		



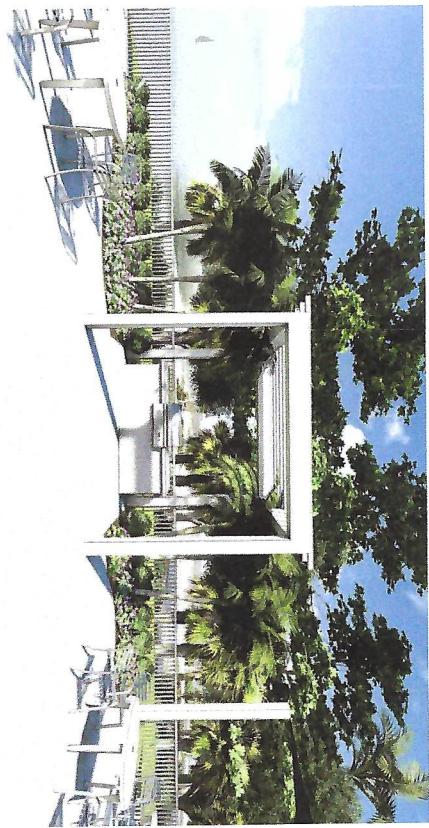
PRIVATE RESIDENCE

TAVERAS, FLORIDA

TAVARES FLORIDA

PLANT LIST

L-300	SHEET NUMBER:	REVISION NUMBER:		PRIVATE RESIDENCE TAVARES, FLORIDA	PLANT LIST
-------	---------------	------------------	---	---------------------------------------	------------



SHEET NUMBER:	REVISION NUMBER:	 The Yard Garden Center STOP	PRIVATE RESIDENCE TAVARES, FLORIDA RENDERINGS
L-300			

Atlantic Fence & Pavers

New Smyrna Beach, FL
32168-9137 USA
(386) 334-6472
Atlanticfence.pavers@gmail.com



Estimate

ADDRESS
Dustin Gunter
401 N. Atlantic Ave.
New Smyrna Beach, Florida

ESTIMATE 1252
DATE 04/29/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Demo Work	Includes demo to pool deck and removal of existing pavers and sod/dirt on new paver area. Also includes removal of 3 large palm trees. New paver area and existing paver area to be flush with existing pool deck surface.	1	4,500.00	4,500.00
	Dump and Disposal	Includes dump and disposal fees of trees, dirt, sod, and pavers.	1	550.00	550.00
	Drainage	Approximately 120' of 4" pool deck drain with all fittings, along with approximately 100' of 4" hard drain pipe NOT corrugated. Includes 18" catch basin.	1	5,000.00	5,000.00
	Pavers	Includes install of approximately 2,640 sqft of 60mm pavers. This includes pavers, paver base, concrete curb, finish sand and all labor. Install to be done with 4x8 pavers in current design.	1	21,120.00	21,120.00

Licensed and Insured

Permit fees are extra and depend on the scope of the job
50% deposit due at time of signing and remaining to be paid upon completion of the job
Page 1 of 2

Retaining Wall	Includes approximately 100' 2-courses high deco wall block to perimeter pool patio area. Includes material and labor.	1	3,000.00	3,000.00
Outdoor Kitchen	Outdoor grilling area with tumbled stone, granite countertop, stainless 36" outdoor grill, stainless dual cabinet doors. Propane appliance.	1	8,750.00	8,750.00
Landscape Work	Landscape work with bushes and plants (excluding trees), includes 4 yards of large river rock, and weed barrier.	1	3,000.00	3,000.00
Shade Sail	Includes shade kits, turnbuckles, and round aluminum poles.	1	1,500.00	1,500.00
Permit Fee		1	550.00	550.00

TOTAL

\$47,970.00

Accepted By

Accepted Date

Licensed and Insured

Permit fees are extra and depend on the scope of the job
 50% deposit due at time of signing and remaining to be paid upon completion of the job
 Page 2 of 2