

WCA Monthly Meeting

June 9, 2026 – 6:30pm

<https://meet.google.com/pge-tfyi-mqa>

ARBs To Review and Vote

- **109 Greentree** – Front porch screen enclosure – Quality Screen and Aluminum
- **114 Greentree** – Paint exterior - Sunbelt Home Solutions
- **102 Acacia Point** – New metal roof – Southern Pro Roofing
- **104 Peppertree Court** – Paint exterior – JR and Sons Painting and installing black 4-foot black aluminum fence in back yard – Randolph Outdoor
- **107 Waterwood Drive** – Tree removal – Z-Scapes

Minutes to Approve

- 4/14/26
- 4/28/26

WCA Business

- **Finance Update** – Review financials
- **Irrigation System Update** – Review repair status, establish priorities for remaining repairs, determine next steps, and track overall project completion.
- **Landscaping Update**
- **WCA Water Consumption Report**
- **FDEP WWTP Capacity Analysis Report**
- **WWTP Blower** – New blower status
- **WWTP Input Flowmeter** – Repair status
- **Force Main Contract Update**
- **Mobile Generator** – Need to confirm operational readiness of the existing generator, assign responsibility for testing/maintenance and establish timeline. Discuss adding this to Force Main's task list.
- **Sewer Laterals – 101 & 102 Waterwood** – Review homeowner report and photos of sewer laterals reportedly displaced above grade by tree roots; discuss and vote on next steps.
- **Legal Demand Letter Received – 301 & 303 Waterwood** – Review legal correspondence received for these properties regarding proposed private docks and the request to inspect HOA records; discuss and vote on next steps.
- **Stump Removal and Weed Maintenance Plan – 203 Waterwood** – Discuss and vote on next steps regarding stump removal and ongoing weed maintenance. Determine whether WCA reimbursed WTA for the reported four hours of work associated with this project.
- **Purchase Additional Key Cards** – The current inventory of access key cards is running low. The cost of purchasing 50 additional cards is \$300, with an additional \$240 required for programming. Discuss and vote on the purchase of additional key cards to maintain an adequate supply for residents.

- **Contractor Engagement Reminder** – Reminder to all Board members and residents that contractors performing work for Waterwood should not be approached or directed to perform private work while they are engaged in Waterwood projects. Any requests for private services should be handled separately.
- **Pool Filters** – Discuss and vote on replacing pool filters in filtration units, \$1100.
- **Carlos Waterworks Cleaning Pool Deck, Pool Furniture, Clubhouse Entry and 2 Back Patios**
Discuss and vote on cleaning pool deck, furniture and entry way, if approved determine frequency.
- **Fiber Optics Project Status Update** – Discuss and vote on survey.
- **Fencing Update**
- **Pool Heater Leveling and Repairs Update** – Complete
- **Astro Turf for Pool Deck** – Did we get a certificate of insurance?
- **Open Board Position** – Any volunteers?