
The First Floor Project

We are pleased to provide you with the opportunity to vote on a **Design Direction** for a proposed future material change to the WaterGarden common areas. At this stage, the vote focuses specifically on the flooring selection, as it establishes the overall design color palette for the project. There is no financial obligation associated with this design direction vote.

The four attached exhibits provide the information you need to make an informed decision. We recommend viewing **Exhibits 1 & 2** first, as they will give you a comprehensive overview of the project. **Exhibits 3 and 4** summarize the flooring option.

This project began more than a year ago. Along the way, unexpected challenges—including finding the right designer and extended legal review timelines—required additional work and patience before the project could move forward. The good news is that the project is now officially underway.

The WaterGarden is a unique community, and the foundation of the First Floor Project is built on what we believe matters most to all owners: enjoyment of our community and pride in the place we call home, whether we live here year-round or seasonally. This project is our opportunity to thoughtfully enhance both the appearance and functionality of our common areas, creating an improved living environment while helping protect and increase the value of our property.

The current Board of Directors unanimously supports the design direction showing a new floor as it will deliver a solid solution that will last for many years to come.

We encourage you to review the exhibits carefully and cast your vote.

Thank you for your participation.

Sincerely,

The First Floor Project



Exhibit 1

Design Direction Presentation First Floor Project

August 26, 2026

The
WATER GARDEN

LA/ISH
interiors



Introduction

The purpose of this document is to provide the information needed for you to vote on whether the design recommendation should incorporate a **new floor** or **retain the existing floor**. Your vote at this stage is solely to establish the overall **design direction** based on a floor selection. There is no financial obligation associated with this current vote.

This presentation is organized in a question-and-answer format.

The questions addressed are:

1. What is the project?
2. Have Unit Owners provided input?
3. What did we do to the hallways in 2019?
4. What is the project scope and budget?
5. What is the first step in the design process?
6. How do I compare floor options?
7. What does existing floor repair involve?
8. What is the cost for existing floor repairs?
9. What is the cost of a new floor?
10. Where are we in the voting process?
11. What happens after this design direction vote?
12. When do I vote?

The design renderings showing side-by-side floor options are in Exhibit 2.

All additional questions and comments are most welcome.

Please use the dedicated email address for this project: firstfloor@watergardenlasolas.com.

What Is The Project?

It is the completion of an interior design update that will harmonize common areas with the building exterior and resident hallways. Ultimately, the project will improve and protect the WaterGarden attractiveness and value in our changing neighborhood.

2004
Original Interior



2019
Hallway Update



2027
Update


The Project
1st Floor
Common Areas +



Have Unit Owners Provided Input ?

Yes!

Unit Owner feedback after the 2024 design proposal

There are multiple new buildings around us.
We must **do something**.

The last design was
too trendy and **white**.

We **need choice**.

\$4.5M is too expensive.

The design included too much
disruptive construction.

The proposal did not address
return on investment.

We need
better communications.

First Floor Project responses to Owner feedback

To keep the building fresh and competitive
we will do something.

The design complement hallways,
natural tones and blues.

The Floor is your biggest choice.

\$1.5M is the budget.

New floor would be planned around convenience.
Otherwise, no construction.

Neighboring condos show
upgrades influence ROI. (See exhibit 2)

There is a dedicated
email address & monthly newsletter.

What Did We Do To The Hallways?

Removed dark gold and rust brown tones and introduced coastal colors, brightness and simplicity.

2004 Hallways

Lots of Art



2004 Color Palette

2019 Hallways

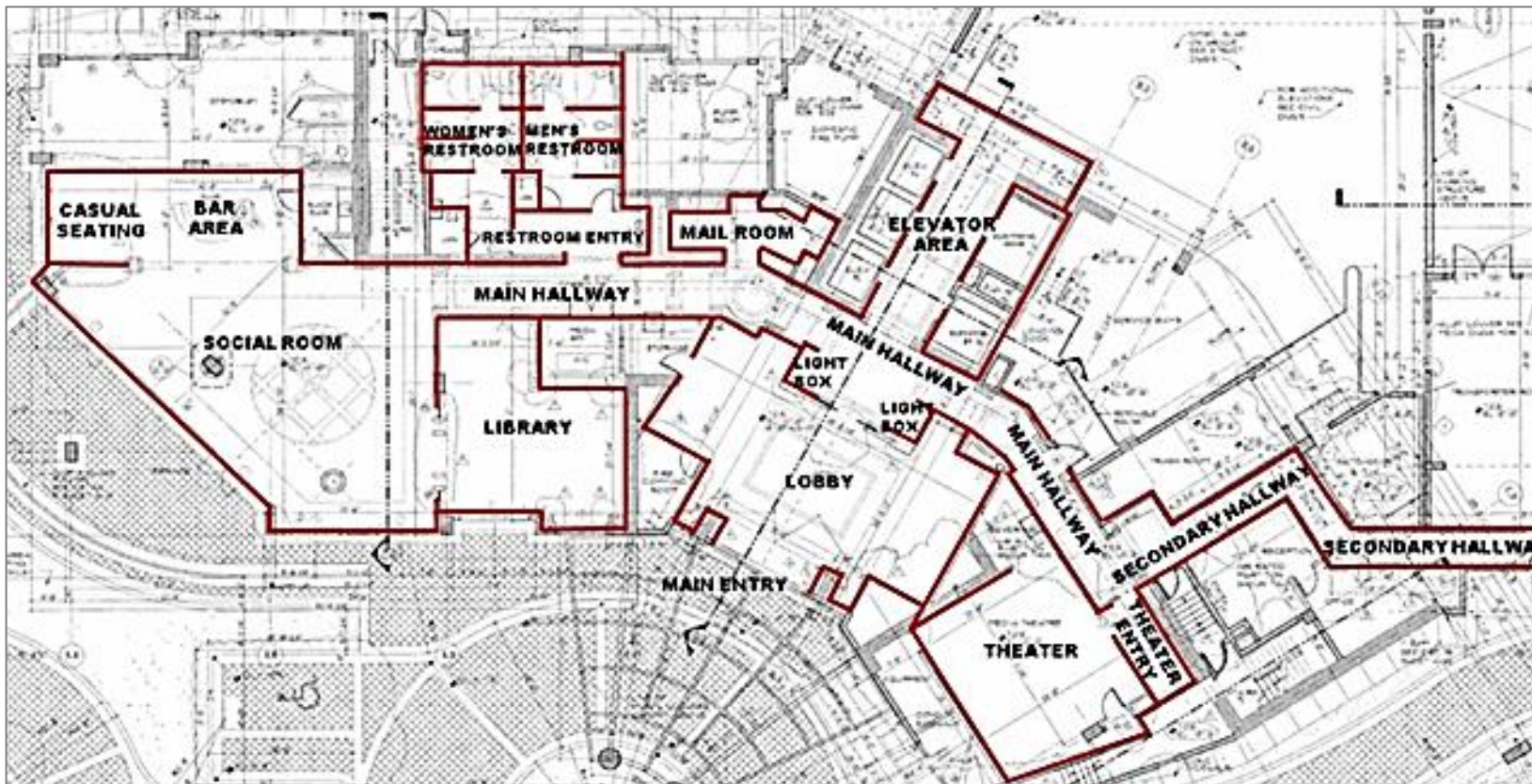


2019 Color Palette

What Is The Project Scope and Budget?

The update covers the entire first floor and second floor mezzanine.

TOTAL BUDGET = \$1.5M





What is the first step in this design process?

First, we decide the **design direction**
based on computer generated renderings.



5

Side-by-side Floor Comparison Views

Lobby Entrance
Reception Desk
Concierge Desk
Hallway
Elevator Area



How do we compare floor options?

Look at key considerations as shown below.

	Repair	Replace
Current Condition	Damaged Throughout	New
Repair or Replace	Treat a problem	Remove a problem
Warranty	No	Yes
Maintenance	3 rd Party Ongoing Repairs	WG Housekeeping
Cost	Expensive Over Time	One-Time Buy
Disruption	Ongoing	One-Time Install
Design Impact	Design Limitations	More Design Opportunities

What does existing floor repair involve?

Damaged Floor

Pits
Scratches
Dirt



Company A*

Company B*

Company C*

Repaired Floor

Visible
Epoxy Fill



Involves:

General Clean: Diamond Grind for Scratch & Stain Removal, Compound Polish, Protection Seal.
Damaged Stone: Deep Clean, Epoxy Fill, General Clean (described above).

* Sample repairs are shown in lobby.

What is the cost for existing floor repairs?

Existing Floor

HOA Maintenance Expense

Year	Q1	Q2	Q3	Q4	TOTAL	CUMMULATIVE
2027	\$ 46,875	\$ 5,250	\$ 5,250	\$ 5,250	\$ 62,625	\$ 62,625
2028	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 21,000	\$ 83,625
2029	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 21,000	\$ 104,625
2030	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 21,000	\$ 125,625
2031	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 21,000	\$ 146,625
2032	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 21,000	\$ 167,625
2033	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 21,000	\$ 188,625
2034	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 21,000	\$ 209,625
2035	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 21,000	\$ 230,625
2036	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 21,000	\$ 251,625

Lowest of
3 Quotes.

Repairs will eventually exceed new floor cost.
How long will the floor last - TBD





What is the cost for a new floor?

New Floor

One-time floor Investment

The cost for a new floor falls within the range of:

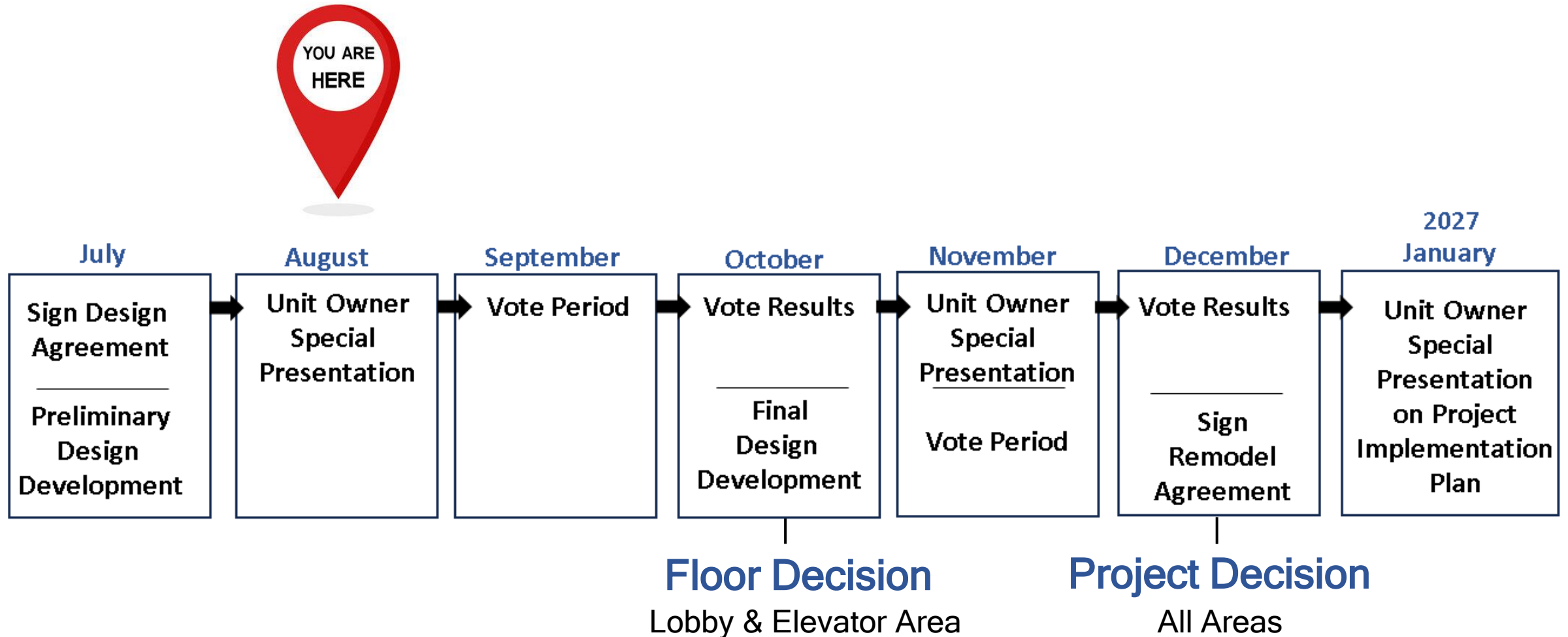
\$275K - \$ 350K

Includes:

Project Management, Permits and Fees, Demolition and Waste Removal,
Material Delivery and Inspection, Installation, and Warranty.

**Specific floor selection will be defined after the
design direction vote.**

Where are we in the voting process?





What happens after this Design Direction vote?



Proceed to Design Completion
immediately after the vote announcement.



Final “GO” or “NO GO” Vote December.

When do I vote?

Unit Owners Voting Package consisting of 4 Exhibits

August 31st
Release date

September 30th
Voting Deadline

Exhibit 1 PROJECT OVERVIEW

A graphic for Exhibit 1, Project Overview. It features a large, stylized, dark-colored sculpture of a plant or flower on the left side. The background is a light blue sky with white clouds. The text is centered and reads: "Exhibit 1", "Preliminary Design Direction Presentation", "First Floor Project", "August 26, 2026", "The WATERGARDEN", and "LAVISH INTERIORS".

Exhibit 1
Preliminary Design Direction Presentation
First Floor Project
August 26, 2026
The WATERGARDEN
LAVISH INTERIORS

Exhibit 2 DESIGNS

A graphic for Exhibit 2, Designs. It features a photograph of the WaterGarden building and a large, dark, rectangular stone sculpture with a white bird sculpture on top. The text is centered and reads: "LAVISH INTERIORS | WATERGARDEN", "WHAT ARE THE DESIGN OPTIONS?", "Envisioning the New WaterGarden", "A preliminary design direction for a more cohesive, welcoming and enduring interior design experience.", and "LAVISH INTERIORS".

LAVISH INTERIORS | WATERGARDEN
WHAT ARE THE DESIGN OPTIONS?
Envisioning the New WaterGarden
A preliminary design direction for a more cohesive, welcoming and enduring interior design experience.
LAVISH INTERIORS

Exhibit 3 New Floor Summary

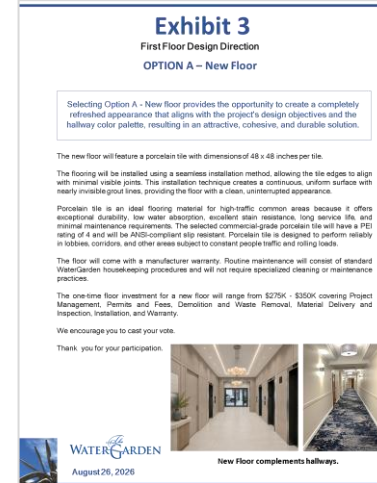
A graphic for Exhibit 3, New Floor Summary. It features a photograph of a hallway with a new floor. The text is centered and reads: "Exhibit 3", "First Floor Design Direction", "OPTION A - New Floor", "Selecting Option A - New floor provides the opportunity to create a completely refreshed appearance that aligns with the project's design objectives and the hallway color palette, resulting in an attractive, cohesive, and durable solution.", "The new floor will feature a porcelain tile with dimensions of 48 x 48 inches per tile.", "The flooring will be installed using a seamless installation method, allowing the tile edges to align with minimal visible joints. This installation technique creates a continuous, uniform surface with nearly invisible grout lines, providing the floor with a clean, uninterrupted appearance.", "Porcelain tile is an ideal flooring material for high-traffic common areas because it offers exceptional durability, low water absorption, excellent stain resistance, long service life, and minimal maintenance requirements. The selected commercial-grade porcelain tile will have a PEI rating of 4 and will be ANSI-compliant slip resistant. Porcelain tile is designed to perform reliably in lobbies, corridors, and other areas subject to constant people traffic and rolling loads.", "The floor will come with a manufacturer warranty. Routine maintenance will consist of standard WaterGarden housekeeping procedures and will not require specialized cleaning or maintenance practices.", "The one-time floor investment for a new floor will range from \$275K - \$350K covering Project Management, Permits and Fees, Demolition and Waste Removal, Material Delivery and Inspection, Installation, and Warranty.", "We encourage you to cast your vote.", "Thank you for your participation.", "The WATERGARDEN", "August 26, 2026", "New Floor complements hallways.", and a photograph of a hallway with a new floor.

Exhibit 3
First Floor Design Direction
OPTION A - New Floor
Selecting Option A - New floor provides the opportunity to create a completely refreshed appearance that aligns with the project's design objectives and the hallway color palette, resulting in an attractive, cohesive, and durable solution.
The new floor will feature a porcelain tile with dimensions of 48 x 48 inches per tile.
The flooring will be installed using a seamless installation method, allowing the tile edges to align with minimal visible joints. This installation technique creates a continuous, uniform surface with nearly invisible grout lines, providing the floor with a clean, uninterrupted appearance.
Porcelain tile is an ideal flooring material for high-traffic common areas because it offers exceptional durability, low water absorption, excellent stain resistance, long service life, and minimal maintenance requirements. The selected commercial-grade porcelain tile will have a PEI rating of 4 and will be ANSI-compliant slip resistant. Porcelain tile is designed to perform reliably in lobbies, corridors, and other areas subject to constant people traffic and rolling loads.
The floor will come with a manufacturer warranty. Routine maintenance will consist of standard WaterGarden housekeeping procedures and will not require specialized cleaning or maintenance practices.
The one-time floor investment for a new floor will range from \$275K - \$350K covering Project Management, Permits and Fees, Demolition and Waste Removal, Material Delivery and Inspection, Installation, and Warranty.
We encourage you to cast your vote.
Thank you for your participation.
The WATERGARDEN
August 26, 2026
New Floor complements hallways.

Exhibit 4 Existing Floor Summary

A graphic for Exhibit 4, Existing Floor Summary. It features a photograph of a hallway with an existing floor. The text is centered and reads: "Exhibit 4", "First Floor Design Direction", "OPTION B - Existing Floor", "Selecting Option B - Existing Floor will address wear and tear providing a finished look that functions well. Ongoing quarterly repairs will protect the floor. Aesthetically, the increasing number of obvious epoxy fills over time may lead to disappointment and ultimately necessitate floor replacement.", "The existing flooring consists of Jerusalem stone, a natural limestone composed of multiple stone colors. As a porous material, Jerusalem stone is susceptible to damage from moisture penetration. Moisture barriers are generally considered essential to prevent moisture migration from the concrete substrate into the stone, helping protect it from long-term deterioration.", "Currently, the WaterGarden floors show significant pitting throughout the property, particularly in the lobby and social room near windows and entrance doors. While Jerusalem stone naturally contains some surface pits, the increasing number and severity of pits at the WaterGarden suggest that moisture migration is likely resulting from the absence of an adequate moisture barrier beneath the stone contributing to deterioration.", "Also, routine cleaning and maintenance can expose the stone to chemicals or processes that etch the surface, enlarge existing pits, and create new visible cavities. As a result, the flooring requires ongoing repairs by a third-party stone restoration company. These repairs typically involve deep cleaning followed by filling pits with an epoxy material that produces a strong odor during application. Although the repairs can protect the floor, there is no work guarantee as pits will continue to appear and inevitably some epoxy fills will need further attention. As a result, an ongoing maintenance contract for quarterly repair services is required.", "Overtime, the cumulative cost of these recurring repairs is significant and is projected to exceed the cost of installing new flooring. By 2036 the estimated repair cost exceeds \$250K. Repairs are a HGA maintenance expense.", "We encourage you to cast your vote.", "Thank you for your participation.", "The WATERGARDEN", "August 26, 2026", "Existing floor does not complement the hallways.", and a photograph of a hallway with an existing floor.

Exhibit 4
First Floor Design Direction
OPTION B - Existing Floor
Selecting Option B - Existing Floor will address wear and tear providing a finished look that functions well. Ongoing quarterly repairs will protect the floor. Aesthetically, the increasing number of obvious epoxy fills over time may lead to disappointment and ultimately necessitate floor replacement.
The existing flooring consists of Jerusalem stone, a natural limestone composed of multiple stone colors. As a porous material, Jerusalem stone is susceptible to damage from moisture penetration. Moisture barriers are generally considered essential to prevent moisture migration from the concrete substrate into the stone, helping protect it from long-term deterioration.
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Overtime, the cumulative cost of these recurring repairs is significant and is projected to exceed the cost of installing new flooring. By 2036 the estimated repair cost exceeds \$250K. Repairs are a HGA maintenance expense.
We encourage you to cast your vote.
Thank you for your participation.
The WATERGARDEN
August 26, 2026
Existing floor does not complement the hallways.



Envisioning the New WaterGarden

A preliminary design direction for a more cohesive, welcoming and enduring interior design experience.

A local team bringing together interior design, commercial expertise & project management.



Debra Hook

FOUNDER, OWNER &
PRINCIPAL DESIGNER



Elle Watkins Rude

INTERIOR DESIGNER &
PROJECT MANAGER



Nina Copie

INTERIOR DESIGNER &
PROJECT MANAGER



Maura Rossi

COMMERCIAL
INTERIOR DESIGNER



Danny Garcia

DIGITAL
RENDERING ARTIST



Ariel Schleicher

MARKETING
COORDINATOR

Experience Designing High-Use Commercial Spaces

Commercial design experience across condominium common areas & other high-traffic environments where aesthetics must work hand-in-hand with durability, maintenance & day-to-day function.



9 ISLAND AVE, MIAMI

Refreshed the lobby and common areas with a clean, coastal design & emphasizes bright, natural light.



GRAND BAY RESIDENCES, KEY BISCAIYNE

Updated the residential common areas with a vibrant & bold design that calls back to the natural landscape.



PIER SIXTY-SIX FORT LAUDERDALE

Broward's largest penthouse, featuring natural stone, custom millwork & refined finishes for elevated coastal living.

How Updated Common Areas Keep Buildings Competitive

Comparable properties that updated shared environments to illustrate how elevated presentation strengthens market positioning.

Playa Del Sol



RENTAL PRICES

BEFORE	AFTER
~\$3,300/monthly	~\$4,700/monthly

Extensive renovation including lobby and most of the public areas, completed around 2025.

Las Olas River House



RENTAL PRICES

BEFORE	AFTER
~\$3,200/monthly	~\$6,900/monthly

Just completed a roughly 3-year renovation covering the lobby and major amenity/common areas.

The Waverly at Las Olas



RENTAL PRICES

BEFORE	AFTER
~\$2,500/monthly	~\$2,800/monthly

Building has a recently renovated modern lobby and other minimal improvements.

Note: Rental performance is influenced by unit condition, location, inventory, market conditions and broader property improvements.

Moodboard: New Floor

A preliminary material and aesthetic for the new floor experience.

Aesthetic

Inspired by the WaterGarden's tranquil setting, this direction pairs warm neutrals, soft coastal blues, and light oak tones, and refined textures to create a serene, elevated new floor.

Maintenance

Selections prioritize easy upkeep & resilient finishes that maintain their beauty in high-traffic conditions while supporting a welcoming, polished environment.

Durability

Materials are chosen for performance & longevity—supporting a cohesive experience that compliments the updated residential hallways and endures in high-use applications.



COLOR PALETTE



MATERIAL DIRECTION



Moodboard: Existing Floor

A preliminary material and aesthetic for the existing floor experience.

Aesthetic

This direction reflects the existing floor through a warm, timeworn palette of natural tones and textures. The floors subtle variation, gentle wear, visible repairs are embraced as part of its lived-in character.

Maintenance

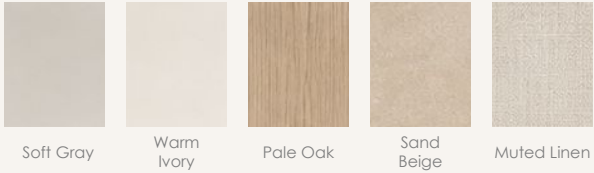
Visible signs of wear, patching, and surface inconsistencies will require ongoing care and regular cleaning.

Durability

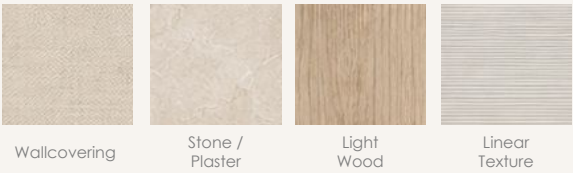
The stone will require attention. Natural stone surface is prone to etching, staining, and visible repairs over time, making long-term maintenance important.



COLOR PALETTE



MATERIAL DIRECTION



What We're Enhancing

Every element is being considered through three lenses: aesthetic, maintenance, and durability.

Walls & Architectural Surfaces

01

Introduce wall coverings and finishes that create visual continuity with the updated hallways, while prioritizing cleanability and long-term surface performance.

Reception Desk

02

Create a more ergonomic and welcoming arrival point, using durable, natural materials and finishes selected for its timeless elegance.

Elevator Surrounds

03

Refresh one of the most heavily used areas with finishes that complement the overall design, are easy to maintain, and can withstand frequent contact.

Lighting & Decorative Details

04

Add warmth & cohesion through lighting and decorative elements, with selections considered for ease of upkeep and suitability in a high-traffic shared environment.

Flooring

05

Evaluate how the existing and proposed flooring affect the overall aesthetic, maintenance needs, and long-term durability of the first-floor environment.

The Lobby. Two Floor Directions. One Choice.

PRELIMINARY: WORKS IN PROGRESS

Compare the overall color relationship, longevity, cost-lifecycle, continuity & character of the space.

New Floor Porcelain Tile

Size: 48"x 48"

PEI 4 or 5 Wear Resistance: Suitable for heavy traffic

commercial use

ANSI Compliant: Slip Resistant



EXISTING FLOOR



NEW FLOOR

The Reception Execution. Two Floor Directions. One Choice.

PRELIMINARY: WORKS IN PROGRESS

Compare the overall color relationship, longevity, cost-lifecycle, continuity & character of the space.



EXISTING FLOOR



NEW FLOOR

The Concierge Execution. Two Floor Directions. One Choice.

PRELIMINARY: WORKS IN PROGRESS

Compare the overall color relationship, longevity, cost-lifecycle, continuity & character of the space.



EXISTING FLOOR



NEW FLOOR

The Hallways.

Two Floor Directions. One Choice.



EXISTING FLOOR



NEW FLOOR

PRELIMINARY: WORKS IN PROGRESS

Compare the overall color relationship, longevity, cost-lifecycle, continuity & character of the space.

The Elevators. Two Floor Directions. One Choice.

PRELIMINARY: WORKS IN PROGRESS

Compare the overall color relationship, longevity, cost-lifecycle, continuity & character of the space.



EXISTING FLOOR



NEW FLOOR



THANK YOU

Q&A

Exhibit 3

First Floor Design Direction

OPTION A – New Floor

Selecting Option A - New floor provides the opportunity to create a completely refreshed appearance that aligns with the project's design objectives and the hallway color palette, resulting in an attractive, cohesive, and durable solution.

The new floor will feature a porcelain tile with dimensions of 48 x 48 inches per tile.

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The floor will come with a manufacturer warranty. Routine maintenance will consist of standard WaterGarden housekeeping procedures and will not require specialized cleaning or maintenance practices.

The one-time floor investment for a new floor will range from \$275K - \$350K covering Project Management, Permits and Fees, Demolition and Waste Removal, Material Delivery and Inspection, Installation, and Warranty.

We encourage you to cast your vote.

Thank you for your participation.



New Floor complements hallways.

Exhibit 4

First Floor Design Direction

OPTION B - Existing Floor

Selecting Option B - Existing Floor will address wear and tear providing a finished look that functions well. Ongoing quarterly repairs will protect the floor. Aesthetically, the increasing number of obvious epoxy fills over time may lead to disappointment and ultimately necessitate floor replacement.

The existing flooring consists of Jerusalem stone, a natural limestone composed of multiple stone colors. As a porous material, Jerusalem stone is susceptible to damage from moisture penetration. Moisture barriers are generally considered essential to prevent moisture migration from the concrete substrate into the stone, helping protect it from long-term deterioration.

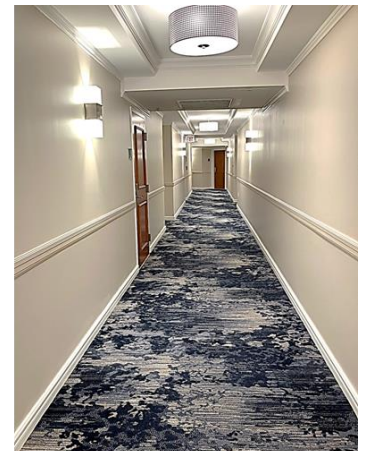
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We encourage you to cast your vote.

Thank you for your participation.



The logo for WaterGarden, featuring the word "WATER" in a serif font and "GARDEN" in a script font, with a stylized leaf graphic.

August 26, 2026

Existing floor does not complement the hallways.

NOTICE OF SPECIAL MEMBERS MEETING
WATERGARDEN CONDOMINIUM ASSOCIATION,
INC.

TO ALL MEMBERS:

On **Wednesday, October 30th, at 6:00 P.M.**, in the Club Room located, **at 347 N. New River Drive East, Fort Lauderdale, FL 33301**, a Special Members Meeting of the Association will be held for the purpose of voting to approve material alterations to the common elements as set forth in the Agenda below and in the attached Exhibits, and such other business as may lawfully be conducted. The order of business for this Special Meeting is:

AGENDA

1. Calling of roll and certifying of proxies
2. Proof of notice of meeting
3. Reading and disposal of any unapproved minutes
4. New Business:

Vote to approve the proposed material alterations to the common elements in connection with the renovation of the first floor. The proposed material alteration to be considered includes the flooring. For a more detailed description of the proposed alteration to the floor, please refer to the enclosed Exhibits.

5. Adjournment.

* * * * *

One-third (33 1/3rd %) of the votes of the entire Membership (a "quorum") must be present, in person or by proxy, at the meeting, in order for the business to be conducted. It is therefore VERY IMPORTANT that you either attend, vote via electronic voting or provide a limited proxy by fax (954-525-5539) or by email (manager@watergardenlasolas.com).

Please note the following information about LIMITED PROXIES, which is enclosed with this Notice:

A limited proxy is for the purpose of appointing another person to vote for you on the specific issue referenced in the proxy, in the event that you might not be able to attend the meeting. It must be signed by the individual designated on a voting certificate to cast the vote for the unit (see below). If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting. *Alternatively, if you have consented to online voting by providing a written consent to the Association you may vote online using the instructions included with the notice of this meeting.*

Please note the following information about VOTING CERTIFICATES:

A voting certificate is for the purpose of establishing who is authorized to vote for a unit owned by **more than one person or a corporation**. A voting certificate is not needed if the unit is owned by only one person or jointly by a husband and wife. A voting certificate is not a proxy and cannot be used as such. A voting certificate must be signed by all of the owners of the unit or the appropriate corporate officer.

Again, please be sure to either attend the Special Meeting or submit a limited proxy by fax (954-525-5539) or by email (manager@watergardenlasolas.com) so that quorum can be established and your vote counted.

FOR THOSE OWNERS WHO DID SUBMIT A WRITTEN CONSENT FORM TO PARTICIPATE IN ELECTRONIC VOTING, YOU WILL BE RECEIVING ADDITIONAL COMMUNICATION FROM ONR ON HOW TO PARTICIPATE IN ELECTRONIC VOTING

Thank you for your assistance in conducting the business of your Association.

DATED: August 26, 2026.

BY ORDER OF THE BOARD OF DIRECTORS

BY: Albert Di Chello
President

LIMITED PROXY

The undersigned hereby appoints _____ as my proxy (or, if I have not appointed a proxy above or my designated proxy holder is not present at the meeting, I hereby appoint the Secretary of the Association, on behalf of the Board of Directors), with full powers of substitution, for all matters to come before the Special Membership Meeting of Watergarden Condominium Association, Inc., to be held on **Wednesday, October 30th, 2026 at 6:00 P.M.**, in the **Club Room, at 347 N. New River Drive East, Fort Lauderdale, FL 33301**, and any lawful adjournment thereof. The proxy shall vote as specifically directed below. For all other matters, as provided by law, my proxy shall have general powers to exercise my vote, on my behalf, as well as represent my appearance at the meeting for quorum purposes.

I hereby instruct my proxy to vote as follows as to the following issues:

Vote to approve the selected floor OPTION below as described in Exhibits 1, 2 and 3. Although the flooring will be a final design element determined through this vote, all other design elements (i.e. reception desk) shown in the Exhibits are preliminary and remain works in progress. My vote at this stage is solely intended to establish the overall design direction based on a floor selection. There is no financial obligation associated with this preliminary vote.

☐ **OPTION A (New Floor)**

☐ **OPTION B (Existing Floor)**

Dated this _____ day of _____, 2026.

Unit _____

The owner of the Unit or voting representative designated on a voting certificate.

(The following information is not to be completed by the owner)

SUBSTITUTION OF PROXY

The undersigned, _____ appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____, 2026.

PROXY

**CERTIFICATE OF APPOINTMENT
OF VOTING REPRESENTATIVE**

To the Secretary of
Watergarden Condominium Association, Inc.
(the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of Unit (Apartment) No. _____
in **The Watergarden, A Condominium**, have designated

(Name of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express
at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles
and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required.
- (i) Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating the person entitled
to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary
of Corporation.
- (ii) If a unit is jointly owned by a husband and wife, they may, without being required to do so, designate a voting
member in the manner provided above. In the event a husband and wife do not designate a voting member,
the following provisions apply:
 - a. If both are present at a meeting and are unable to concur in their decision upon any subject requiring
a vote, they lose their right to vote on that subject at that meeting, and their vote cannot be considered
in determining whether a quorum is present on that subject at the meeting (and the total number of
authorized votes in the Association must be reduced accordingly for such subject only).
 - b. If only one is present at a meeting, the person present must be counted for purposes of a quorum and
may cast the Unit vote just as though he or she owned the Unit individually, and without establishing
the concurrence of the absent person.
 - c. If both are present at a meeting and concur, either one may cast the Unit vote.

This Certificate is made pursuant to the Declaration and the By-Laws and shall revoke all prior Certificates and be valid
until revoked by a subsequent Certificate.

DATED _____, 2026.

OWNER

OWNER

OWNER

**NOTE: This form is not a proxy and should not be used as such. Please be advised that if you previously filed a
Certificate of Voting Representative with the Secretary of the Association, you do not need to file another
Certificate unless you want to change the designation of your Voting representative.**