

Waterbridge Homeowners Association, Inc.
Board of Directors Quarterly Meeting Minutes
July 26, 2017

Present: Amon McCormack, Jr., Brian Cotner, Jennifer Hyams, Melissa Urso; Richard Alsop and Sandy Klersy Mathews.

The Board of Directors Quarterly Meeting began at 1:05pm. This was the regularly scheduled quarterly Waterbridge Board of Directors meeting.

Amon McCormack, Jr. called the meeting to order. Amon then did a roll call and a quorum was established. A motion was made and seconded by Jennifer Hyams and unanimously approved as written the minutes from the 04-26-2017 meeting.

New Business:

- Architectural review update – Richard Alsop announced that there are: 142 existing, 3 in review, 37 approved for or under construction for a total of 182 homes.
 - Richard Alsop announced changes coming to guidelines that are being redone with a goal of having them all approved and sent out by September 2017. One guideline possibly being changed is allowing sheds on non-lake properties subject to CC&R amendments.
 - Amon mentioned that the Atlantic Beach Club Membership needs to be removed from the CC&R due to it being voted down in 2016 to not renew the contract again and a few other items. Jennifer Hyams and Richard Alsop are working together to get these items resolved.
 - Richard Alsop noted that some of the regular builders are getting lax with keeping their properties clean, Sample boards not being in place before building and silt fencing not being put up or keeping it up until the property is complete and he is reminding them all when noticed.

- Monthly Financial Review June 30, 2017– Sandy Klersy Mathews went over the budget as follows: Operating balance: \$523,877.43; Reserve balance: \$1,652,975.84 and total assets: \$2,176,853.27.
 - Sandy Klersy Mathews explained the pool chemicals are over budget with new pool company. The old pool company incorporated the chemicals into the monthly price. Given this is a large pool, it is trial and error for this year and we will have a better idea for next year. We received two free loaner chlorine tanks and they are checked and filled weekly. The pool company has really stepped up in getting the pool cleaned back up, they have acid etched the hot tub 3 times, the waterfalls twice, they are going around with a spray bottle of bleach spraying and scrubbing under the coping lip of the pool where it meets the pool wall, scrubbed all the handrails and tile around the pool. Have had many owners complimenting the new company and how wonderful the pool is looking.
 - Insurance: Sandy Klersy Mathews spent a couple of months contacting different insurance companies to get quotes and during the process saved the HOA \$11,789.73 between last year price and this. 2016: paid \$ 62,000.73 and 2017 paid \$50,211.00. Also, there is a budgeted line item allowance of \$100,000.00

and with this savings this leaves \$ 49,789.00 left in the budget to roll over for next year.

- Propane: Sandy Klersy Mathews advised this is over budget so far this year, this is in part to the hot tube being left on all year (It was not originally budgeted for this in August of last year when budgets were done) and the fire pit is being used more. The board has decided to keep it open for the winter again. The budget will be adjusted accordingly. The hot tub was used by many over the winter and owners enjoyed having it open and we know have 18 owners who have been trained on the fire pit and are using more.
 - Signage: Sandy Klersy Mathews stated this budgeted line item is a little over budget because of the poles, the extra rope and flags to hang across the three access roads that are now secured with no trespassing signs. We also purchased Handicap signs, painted 4 new handicap spots around Waterbridge and re-painted the old handicap parking spaces. A few owners have commented how they think the signs are very professional looking, classy looking and love the colors and style.
- Board Member resignation; new Board Member
- Amon McCormack announced Brian Cotner is stepping down effective 7/26/2017 and the Declarant has appointed Melissa Urso to Mr. Cotners position.
- Major projects review
- Proposed budget items for 2018 spreadsheet was looked over. It was brought to attention by Amon McCormack that the pool needs repairs in excess of \$166,750.00. Amon McCormack requested Sandy Klersy Mathews get ahold of the original pool company that built it and have a meeting with them and the new pool maintenance company to see if they can help with the repairs under a warranty. Brian Cotner asked if the pool quote was for re-filling the pool also? Sandy Klersy Mathews to contact T.A.King pool for answer.
 - Board asked that Sandy Klersy Mathews finish working on the budget and make sure to get 3 quotes for everything that is listed to help with the budget meeting in October.
- Owner suggestions letters, request and complaints:
- Safety – Handicap and street parking, speeding, floats and under age golf cart driving. Amon McCormack mentioned he saw street signs stating parking violations \$232.50 fine. This has been tabled for later discussion of violations for these. Amon McCormack asked Sandy Klersy Mathews to check into MB Statue for fines and talk to Horry county police about coming into patrol neighborhood. After all policy, procedures with fines is established by the Board of Directors it will be published to all owners and put in the newsletter. Amon requested that we put a sign up on the speed limit signs stating “ Caution children at play” or something similar.
 - Pickleball – Owners have requested the 2nd court also get temporary paint for lines as owners are waiting their turns to use the one court that is done. When the courts are finished they will have the permanent paint with the pickleball also on them. The Board unanimously approved this to be done.

➤ New Items

- Collection policy and procedure
 - The Board will take the paperwork from CAMS to be filled out and return for review.
- Adoption of violation policies:
 - If glass is broken anywhere in the pool not just inside the pool, the pool must be immediately closed, drained, cleaned and refill and it could take up to 2 weeks. Amon McCormack motioned Waterbridge HOA adopt a no glass policy with a violation fine. 1st offense all cards in the household are de-activated for 30days, 2nd offense – all cards in the household are de-activated and a \$100.00 fine; 3rd offense and so on – another 30 days of all cards in the household are de-activated and \$100.00 added on to each offense (example 3rd offense - \$200.00, 4th offense 300.00, etc). Brian Cotner 2nd the motion all approved the motion. Amon McCormack this is only if they bring the glass into the pool area, if they are stopped outside the fence and they take it back to their car or house then nothing happens.
- Lakes Company Boat:
 - Owner sent in email with pictures that the lake by his house is very stagnate and they are afraid of mosquitos and were requesting a fountain to be put in the pond there. The Board requested that Sandy Klersy Mathews get a quote for everything necessary for a fountain to be installed.
 - The Board received an email regarding that the lake maintenance company was on the lake with a 4-stroke motor and it goes against the CC&R. The Board consulted with the HOA attorney and was advised that the Declarant has the authority per the CC&R's to allow the lake company access to use the motor for lake maintenance as needed. If we make them purchase the proper equipment they will in turn just turn around and charge the HOA. Amon McCormack replied that the CC&R states - No motor boats on lakes and that will remain in effect for owners.
- Owner Advisory Committee:
 - Is being considered starting and will help advise the Board of Directors with issues or concerns in the community within the next 30 days each owner are non-voting. Violations/parties may let them become chair persons for a certain committee. As soon as all interviews have been completed and the committee is set an email will go out to all owners.

Next Meeting: The next Board Meeting will be conducted on October 25, 2016 at 1:00pm.

The meeting was adjourned at 1:45pm.

Recorded on behalf of the Waterbridge HOA by;
Sandy Klersy Mathews
Community Specialist