

Waterbridge Homeowners Association, Inc.

Board of Directors Meeting Minutes

July 29, 2020

1:00 pm Zoom Call

Present: Amon McCormack, Jr, Jennifer Hyams, Steve Rescorl, and Tami Roth.
Ed Duffy, Steven Janes and Skip Jones along with 16 Property owners joined by phone.

The Board of Directors meeting began at 1:00 pm. This was the regularly scheduled quarterly Waterbridge Board of Directors meeting.

Amon McCormack, Jr. called the meeting to order.

Amon McCormack called the roll call and a quorum was established. A motion was made by Amon McCormack and seconded by Jennifer Hyams to dispense with the reading of the minutes from the July 11, 2020 Special Zoom Members Meeting. This motion was unanimously approved. A motion was then made by McCormack and seconded by Steve Rescorl to approve the minutes from the July 11, 2020 Special zoom members meeting as written. This motion was also unanimously approved.

Unfinished Business:

- Tami Roth reported the Architectural review update – 269 existing, 26 in review, to total 295.
- Tami Roth reported the fitness is now open at 8:30 am instead of 10:00 to accommodate residents.
- Tami Roth reported the radar gun is being repaired and will be returned to WB by Friday, July 31st.
- Tami Roth reported that due to residents vaping and smoking in pool area. 10 no smoking or vaping signs were placed around pool.
- Amon McCormack reported that phase II that AO Hardee has sold phase II and plats must be recorded prior to closing with builder. They do not have to join Waterbridge HOA before land is recorded with county. Phase III will close in approximately 90 days.
- Steve Rescorl reported that the landscaping company mows all common area weekly as contract states. They mow vacant lots 8 times per year. This does not depend on the size of weed growth. He spoke with Jason Stroup the owner of landscaping company and they will mow Waterbridge in 3 phases. The front, middle and back. This will take 10 days. They will not stop at one point to address a lot but will stay on rotation. Residents own all lake lots to the water's edge and landscaper will not maintain lake area behind residents' homes. The lot mowing information will be on the portal under frequently ask questions.

New Business:

- Tami Roth reported on committee updates.
- Boat Committee- AO Hardee will give 2 quotes on grading the boat corral. Vinnie Fezza and Eddie Johnson will be present when they come to inspect for quote.
- Bocce Committee – Tami called the person that maintains the bocce courts for the parks and recreation to ask how they handle drainage. He said they do have holes in timber for water drainage. Tami reported the invoice for clay that was purchased in January of 2019 states that Waterbridge HOA spent \$2,176.00. Tami said that Eddie will treat the area for fire ants.
- Traffic Committee – Tami sent out an email to builders to ask that the workers do not park on both sides of streets and in front of mailboxes.
- Social Committee – Steve inspected closets for storage of games for homeowners once amenity center will be open again for gatherings. Funds for social committee will roll over to following year.
- Steve Rescorl reported that the Bocce players want to start the league and they will be required to sign a waiver as residents do to enter the pool and fitness center that the board of directors are not responsible. They will need to maintain social distance by remaining on opposite sides. The bocce equipment will need to go home with the teams, and they will be responsible to deliver to one another rather than equipment being held at the amenity center so they can sanitize. Tami will get hand sanitizer for bag to make available.
- Steve Rescorl reported that we are gathering information on speed bumps, Led radar signs and camera radar systems.
- Amon McCormack reported that speeding must be clocked by radar and he spoke with police and they recommended speed bumps to deter speeding. AO Hardee will give a bid on asphalt for speed bumps.
- Jennifer Hyams said that residents must be responsible for their guest speeding throughout community.
- Amon McCormack stated that a cease and desist letter had been received from an attorney regarding familial discrimination in Waterbridge. It has been investigated and determined that the allegations given to the attorney were slanted and not factual. We have the largest residential pool in SC and there are always a large number of children in attendance.

As a reminder: Children are a Protected Class under the Fair Housing Act. The Board has not and will not condone any type of discrimination in Waterbridge. All owners should be mindful of the Fair Housing Act Protected Classes.

Next Meeting:

The next Board Meeting will be conducted on October 15, 2020

**Amon McCormack, Jr. motioned to adjourn the meeting and seconded by Steve Rescorl
Meeting adjourned at 1:24 pm.**

Recorded on behalf of the Waterbridge HOA
By Tami Roth
CAMS