

WATERBRIDGE HOMEOWNERS ASSOCIATION, INC
Special Board Meeting
September 16, 2020

This is a special meeting of the Board of Directors of Waterbridge HOA

CALL MEETING TO ORDER: Amon McCormack Jr called the meeting to order at 2:45 pm

Present in attendance were:

Board of Directors: Amon McCormack, Jr, Jennifer Hyams, Steve Rescorl

Non- Voting Board Members: Ed Duffy, Steve Janes and Skip Jones

Community Manager: Tami Roth and Maintenance Edward Johnson

Role of Non-Voting Board Members

Amon clarified the role of non-voting Board Members when they were appointed in July 2019 to observe the HOA operations prior to turnover in August 2021. In the interest of time he asked that all discussion be among the voting board and then Amon will address any questions after. Also, he stated that all attorneys recommend that board members not get involved with social media. The procedure remains that all owners' concerns are directed to Tami in writing and she will deal with all issues.

Carolina Forest Beautification Project

Ed Duffy asked about the Carolina Forest Beautification project. Ed stated that many HOA's in Carolina Forest want to plant trees along the median along Carolina Forest Blvd. Since the county will not mow the grass along the strip, they are asking for volunteers to maintain.

Jenifer asked if we maintain then would responsible for trees or what is planted. If accident occurs due to trees, and who would be liable

Ed suggested we ask our attorney.

Steve Rescorl said We can have the president of the CF beautification committee explain the project.

Amon agreed that we need the representative to come and present project to the board. Steve R. said the county will pay to plant trees but will not maintain.

Steve R. will send information to Tami and she will set up a presentation to the board.

Speeding

Amon asked Tami to find out a price from Ken with Platinum security for radar gun.

Steve R. has done the research on speeding signs and camera. He found two different signs. An 11" sign for \$2700 and bullet proof 13" sign that is \$4600. The camera system is \$9000. It has a radar on one side and one-way camera on the other. It is also movable so we can place on different streets to document areas of speeding. It must be tied into power so we will need to contact Santee cooper for power source. There is also a box that is powered by battery. It is also movable, and the cost is around \$1700.

Steve R. said that in Waterway Palms has a yellow strip going across the road to alert drivers or can plant more trees along Waterbridge Blvd.

Amon said we will wait until meeting with Representative from the traffic Logix.

ARC Rules

Steve R. said when they combined the ARC documents from 35 pages to 8 pages, many things were left out. He suggested we add the 35-page ARC document back in as a backup to the shortened 8-page ARC document. Steve Janes will be doing site staking. Rules are in place and let contractors know updates and new language. Will now require string outline of property. Will also have a stake 1 ft in from wetlands.

Increase needs to be added to document and must be recorded with county before January 1, 2021.

Steve Janes said new revised rules need to be sent to Collin to be recorded.

Boat Storage

Amon is going to ask Mike Goin to give a quote for the surface repair in the boat storage. Lot needs to be graded for pockets of water.

Ed Duffy said there are slope issues causing areas to hold water.

Fitness Center Hours

The board decided that fitness center to be open 23 hours a day. It will be closed 1 hour to be sanitized. Eddie will sanitize at 11 am Tuesday through Saturday and Tami will contact the cleaning contractor to ask if she can come on Sundays and Mondays at 7 am to sanitize. Tami will email out the hours once it is confirmed.

Hot Tub Hours

The board decided the hot tub will close on 10/15 along with the pool. We do not have a procedure in place to sanitize the pool bathrooms on a long-term basis, Eddie can't continue to work 7 days a week for sanitation. The pool furniture will remain in the mobile units.

(Since the meeting, it was decided the hot tub, pool deck and fire pit will remain open until 11 pm. All must have signed waiver and people that we do not have a signed waiver will have card disabled). The pool furniture will remain in the mobile unit.

Trunk or Treat

Steve R stated that Liz Pittelko (social Chairman) wants to do the annual trunk or treat and have people park in every other parking space for distancing. She has also requested to order pizzas and would like access to the money for food.

Jennifer Hyams said it is not a good idea for homeowners to hand out food to kids and food needs to be from a food truck or caterer that is licensed and insured. Please have Liz check alternative sources.

Financials

The Board decided to change Banks move \$533,000. 6-month CD with Citi Bank at .7% MM for \$250,000.

Collections

The board decided to write off list of owners that have since moved. Collection should be processed a follow:

30-day friendly reminder, 60-day reminder, 15-day demand letter \$1000 notice. Lien after \$1500 and \$5000 start foreclosure proceedings.

Combining Lots

Amon stated that combining lots probably should probably be stopped. We need to investigate having the membership revisit a vote on lot combinations, storage sheds and developers first right of refusal. Amon will speak with Don Risher regarding a vote on these items for an 8th amendment vote.

Bocce league

Steve R. reported that Tami is getting information about installing a water source at the bocce court from grand strand water. Tami gave Amon the letter of intent that was sent to be signed to install. Amon signed the form and will be sent back to water company to install for \$1300.

Steve R. said there are 54 members in the league currently. It was discussed to charge a league fee to cover expenses. The bocce court is an amenity.

Waterbridge Insurance

Amon said he wants assets to be reappraised. He is trying to get a commercial appraiser. The policy will be canceled in December 2020 and renewed January 1, 2021, so the renewal date will not be during the hurricane season.

2021 Budget

The 2021 Budget was reviewed in depth covering each GL. A corrected budget will be finalized prior to the annual meeting.

Painting Bathrooms in clubhouse

Jennifer said the bathrooms in the clubhouse need to be repainted. Eddie Johnson (maintenance) said he would paint. Jennifer said she did not care what color and Tami could choose color. Tami said she would pick color and have it approved by the board.

Steve R. asked about the paint in the bathrooms of the fitness center. Eddie said he painted the fitness center and bathrooms 3 years ago. He also said he would touch up the fitness center bathrooms.

Part time assistant for Edward Johnson

Tami Roth suggested a part-time assistant for Eddie for larger projects such as bridge repair. Amon asked Eddie what he felt was needed. Eddie ask if 24 hours a week would be ok. Ed Duffy said that may be too much and suggested 10 hours per week. Tami suggested that maybe Kaleib who is the pool attendant may be interested when the position of pool attendant is ended. Tami said that Kaleib has been assisting Eddie with projects such as pool lights and smaller projects in the mornings. Amon stated it may be difficult to get a assistant for 10 hours per week. Steve R. suggested we get prices for a contracting company to repair the bridges. Eddie will speak with Kalieb regarding his availability and desire.

Salary Increase for Tami and Eddie 2021

Tami and Eddie stepped outside for this discussion.

When they returned Amon told them they would each receive a 5% increase for next year and a \$1000 bonus. Tami and Eddie stated they were each very grateful to the board. Amon told Tami the board is going to give her a bonus for September 6th when the security did not show up to the pool and she came in and worked the 8-hour shift over-time. Amon asked if she preferred a gift card for \$350 or a bonus in salary. Tami stated she preferred a gift card. Amon asked her to call Amy Brimner and ask how to go about it.

Next Meeting:

The next Board Meeting is scheduled for October 28, 2020 at 1:00pm

Amon McCormack, Jr. motioned to adjourn the meeting and seconded by Jennifer Hyams. Meeting adjourned at 5:18 pm.

Recorded on behalf of the Waterbridge HOA by;
Tami Roth
CAMS