

## Waterbridge BOD Quarter Q4, 2024 Meeting Minutes

Tuesday, October 22, 2024

Call to order/Roll Call: Called to order at 10:00

In attendance: Barry Daniele, Jim Pullman, Ken Pitz, Gary Wakley, Vinnie Fezza, Tom Maxfield (CAMS)

Previous Minutes: Motion to waive reading and approve the July 24, 2024, BOD minutes and put into record, carried 5-0.

**Public Comment/Q&A:** Meeting was opened for public comment for 15 minutes. A question was asked about who is responsible for the Phase 2 common area, center island. There are a lot of unsightly construction equipment and materials located there. This area is still under the control of Chesapeake Homes. CAMS will work with them to address the issue. A comment was made that once the property is turned over to the HOA, there may be some homeowners who would like to perhaps gift some trees / shrubs for the area. The Board would certainly consider this at the appropriate time. Another resident asked if Bland, our Landscaper, can notify residents when they will be spraying. We will work with Bland on this for the future. There was a discussion about repainting the lines in the pedestrian walkways on WB Blvd. This will be investigated next year. A resident asked about the possibility of adding trees behind the boatyard. The Board has been talking with Indigo Bay who wants to plant a tree barrier back there. We are waiting for the lawyers to work out wording on an agreement that Indigo Bay will maintain the area in question.

### Updates:

- **Landscape Committee:** Jim Pullman is working on a Charter for the committee. Once completed we will ask for volunteers. It is expected the committee will be formed for the start of 2025.
- **Property Tax:** 5 new HOA properties in Phases 2 & 3 were added to this year's taxes. We have disputed 3 of these as they were not listed as HOA property. We have gotten a tax reduction.
- **Speed Monitor & Camera Placements:** More speed monitors and cameras have been added to the neighborhood, including in Phases 2 & 3. The Traffic Committee has been actively monitoring and issuing fines. Most have gotten the message, but a few continue to speed, and significant escalating fines are being issued.
- **Fines Update:** Fines for other types of violations are also being issued and most have been collected. If fines go unpaid, once they reach a certain level, liens will be placed on properties. Currently there are 3 major issues, one construction issue, one repeat speeder and one repeat violation of a commercial vehicle parked on site overnight. Escalating fines are being accessed.
- **Call for Candidates – Social & Decorating Committees:** Three new members are needed for the Social Committee and 2 for the Decorating Committee. A call for volunteers went out and we have some names already. If you are interested, please reach out to the appropriate committee. Members will be selected before year end.

- **Amenity Card Issuance:** Vinnie has been working on resurrecting the old photo ID system, with some new software etc. We hope to have this system back in place by year end or sooner.
- **Rachael Carson / Cottage Shell Circle Traffic Change:** Safety changes have been made to the traffic circle, making it one way. Please note, only the circle is one way. All other roadways remain two way.
- **Waterbridge Blvd Improvements:** The Board has been looking at options to improve the landscaping along the strip between the inner roadway and the street along Waterbridge Blvd. Some funds have been allocated in the 2025 budget to assist with this effort but unfortunately, all solutions are extremely expensive, especially because the area is not irrigated. The Board has sent a letter to the 43 residents along this area suggesting a meeting with these homeowners to look at possible solutions. A meeting date will soon be scheduled.

#### **New Business:**

- **Call for Board Candidates:** Two board seats will be up for election this year. A call for candidates has gone out and the deadline to put your name in is Friday, October 25<sup>th</sup>. Please respond to the original email or reach out to CAMS if you are interested.
- **Storage:** The HOA needs additional storage space for maintenance materials, tools, decorations, meeting chairs, etc. Short term a proposal was made to rent a 10x10 storage space at Plantation Storage at a cost of approximately \$1000 for 2025. Beyond 2025, other ideas for storage will be researched. A vote was taken and approved 5-0.
- **Quorum required to hold the Annual Meeting and Validate Board Election Results:** The annual meeting and election of new Board Members is scheduled for December 12<sup>th</sup> at 6pm, at the Carolina Forest Community Center. A mail packet will go out in early November, followed by electronic versions. **It is important that everyone respond so we can obtain a quorum of 51% of the community.** We cannot hold the annual meeting nor elections without the quorum. We would have to reschedule the meeting and send out a second notice, which will be quite expensive (over \$3000).
- **Security Proposals:** The current Security contract is up for renewal. The Board went out for 3 bids for a new contract. We got bids from Platinum (current provider), Allied and Jade. Platinum and Jade were the high bidders and Jade would require the HOA to provide a patrol vehicle. Therefore, a proposal was made to go with Allied Universal Security Services. Allied is the World's largest provider of security services and provides services to communities such as Plantation Lakes, The Parks, Grand Dunes, Prestwick, etc. Their bid included an enhanced system for monitoring the patrol personnel, using a sophisticated GPS based tracking system called "Helios", which will allow us to always monitor their patrol personnel. We will be able to set up check points throughout the community which will be monitored by the "Helios" system. Allied will conduct a minimum of 4 complete patrols of the neighborhood, each lasting approximately 1-1/2 to 1-3/4 hours during the same hours as our current company. They will also provide the same level of pool coverage as provided in 2024. The Allied proposal will save us \$11K per year over the current system and provide us with much better oversight. A vote was taken to approve the new company and was approved 3-1, with 1 member abstaining.

- **New Rack of Weights for the Fitness Center:** A proposal was made to buy an additional set of weights for the fitness center. It was decided the Board will investigate a set which includes heavier weights. A vote to approve the purchase was therefore postponed.
- **Hiring a New Administrative Assistant:** The Board has approved hiring a part-time administrative assistant to help with ARC and HOA activities. This person would also help with the soon to be resurrected ID card system. CAMS will post an opening on Indeed. The Board will also consult with our attorney to see if we can allow residents to apply for the position, given the sensitive nature of some information. The position is planned in the 2025 budget.
- **2025 Budget Review and Approval:** CAMS and the Board have completed the 2025 budget. We are pleased to announce the dues will remain the same again next year. We have projected a net income of \$1,282,776 plus an additional contribution of \$470,000 to the reserve fund, in keeping with the reserve requirements. A vote was taken to approve the budget and passed 5-0. A copy of the budget will be posted to the CAMS portal.
- **Annual Meeting Notification / Meeting Packet – Mail & Eblast Version / Election Buddy Voting:** See above, under Quorum requirements. Meeting will be 12/12 at 6:00 pm at the Community Center. Voting packets and emails will be sent in early November. **PLEASE RETURN YOUR BALLOTS.** It is vitally important.
- **Follow Up questions:** A few minor questions were raised pertaining to parking regulations in the various phases, most notably a parking issue on the corner of Dewberry and Moss Bridge. We asked that details be sent to CAMS so they can investigate.

**Adjournment:** The meeting was adjourned at 11:23AM