

Waterbridge BOD 2Q25 Meeting Minutes

Tuesday, April 29, 2025

Call to order/Roll Call: Called to order at 6:00PM

In attendance: Barry Daniele, Gary Wakley, Vinnie Fezza, James Erdman, Susan Bux, Robby Hughes (CAMS), Edward Johnson

Previous Minutes: ****Motion to waive reading and approve the January 28, 2025, BOD minutes and put into record, carried, 5-0.**

Public Comment/Q&A (15 minutes): Meeting was opened for public comment for 15 minutes. The following topics were raised:

1. Street lights – can CAMS send out an email for people to notify them when they encounter street lights off during the night or on during the day?
 - Barry Response: Security is to be checking these and reporting them. Security is not here during the day to see that some lights are still on.
2. LeSabre Loop in Chesapeake section – has this been turned over to HOA?
 - Barry Response: No, it still belongs to Chesapeake. Resident asked Audrey in Chesapeake sales office about this issue and she told the resident to speak to CAMS.
 - Barry Response: Will look into this.
3. Have non-slip mats been put into the pool bathrooms?
 - Barry Response: Eddie will etch the bathroom floors. He will try to get to them this week.
4. Has an air horn been purchased for the pool area to notify folks to get out when lightening occurs?
 - Barry Response: Will follow up this week to get something. Had a concern the prior week when lightning occurred and folks were refusing to get out of the pool.
5. Speed limit – 25 may be too much in Phase 3 where the streets are more narrow.
 - Barry Response: Will look into Horry County Police Department monitoring our roads. The Traffic Committee will look into installing more cameras. There was a traffic study previously done
6. Security – do they really need to be here during the day? Issues seem to be happening at night and no one is being punished. There doesn't seem to be results.
 - Barry Response: We are catching people and we are fining them and this will be publicized (without names) in the future. Amenity privileges will be suspended and they will be fined. We are working with the security team with the pool to stagger the hours so that there is someone here when the pool opens and closes on Sat/Sun as this is when most of the problem occur.
7. Speed bumps – can we revisit the idea of installing them?
 - Barry Response: Discussed with Captain Furr and his comment to him was that it was the absolute last thing to do is to put speed bumps in.

8. School Buses speed, parents are blocking the roads at the bus stops while waiting with their kids
 - Barry Response: School bus stops are set by the school district and were not open to us trying to change the location of the stops. Will look into discussing again with the school district. Look into possibility of moving to a common bus stop at the front gate.
9. Update on a light at the other exit
 - Barry Response: Haven't pursued that yet. Will try and get to those discussions.
10. Barren landscape area
 - Barry Response: Biggest problem is not having water in those areas. Initial landscape plan is to get water into those areas and start beautifying.
11. Golf Registrations – what happens if people don't register?
 - Barry Response: Had that discussion with the Horry County Police and they said they will stop and if they don't have the credentials, they will be fined and potentially impound the vehicle.

Resident asked if police were going to be coming inside Waterbridge.

- Barry Response: Yes
12. Will residents maintain amenity privileges if they don't register their golf carts?
 - Barry Response: If residents drive their golf carts without the registration stickers, they will be fined and their privileges will be suspended.

Resident asked if this was for their cars or their golf carts.

- Barry Response: For everything.
- Resident asked how that will be enforced?
- Barry Response: We will work with our security. We will have the police monitor as well. See something, say something.
13. There is nothing in the bylaws pertaining to keeping documentation on you when driving your golf cart.
 - Barry Response: All that is being asked is that people register their golf cart like they register their vehicles. It is in the bylaws that we follow Horry County laws. People are using the golf carts that aren't compliant.
 14. Amenity Card – resident's amenity card is still not working after 2 months. Can get into the pool but not the gym or clubhouse. Can access amenities via the app.
 - CAMS Response: There was a bad batch of cards that weren't set up correctly and can only access certain amenities. Need to report to the CAMS portal and they will replace them.
 15. Golf Cart Stickers – how to we get stickers if wasn't able to pick them up last Saturday, April 26th?
 - Vinnie Response: We will set up another appointment date/time within the next week or 2 at the clubhouse. Need to provide documentation or have already provided it in order to get the sticker.

16. Golf cart accident – if one occurs, who decides fault?

- Barry Response: SC State Police are called and they will respond and they will file the report.

Resident asked why do golf carts need to be registered then with the community if the State Police will respond anyway.

- Barry Response: Only accidents are taken care of by the State Police. People are driving the carts that shouldn't be driving so that is why we are registering the golf carts.

17. TV in the business center isn't working

- Barry Response: We have gone to a firestick and it is more complicated but Eddie can put up some instructions.

18. Request for different type of meetings where the Board can listen to people's concerns and listen what people have to say.

Resident made comment that the large turnout tonight is indicative of this need.

- Barry Response: We have talked about doing sessions outside of the Board meeting. This is a Board meeting where the Board discusses issues and make decisions. Will try and look into putting in a meeting every 2 months or quarterly where the community can be invited in (in the evening). Hopefully we will have guest speakers, if not, the community can come in and voice their concerns.

19. Residents are trying to voice their concerns. They send emails and don't get results. Many times they don't get a response.

Resident mentioned that there are no Board seats for Phase 2 or Phase 3.

- Barry Response: We have 2 Board members from Chesapeake, phase 2: James and Susan. It's an open election for Board seats when they become available.

Open time for questions expired. Transition was made to the agenda.

Barry advised the audience that if disruptions continued, he would shut down the Board meeting and move to an Executive Session and no one else would be invited.

Updates:

- **Newsletter (James):** 1st newsletter was issued and will use the concerns raised tonight in subsequent issues. Will contain more helpful content in the future. Already working on next month's issue.
- **New A/C Units For Fitness Center (Barry):** The 2 A/C units from 2009 were replaced by Carolina Cool. Multiple quotes were obtained. James (Treasurer) asked if a motion need to be made to pay the expense and Barry said not because it had already been done.
- **Emergency "Click" to Enter (Barry):** Some emergency responders had difficulty getting into the gates with their sirens. Reached out to our gate company (TEMS) and they installed a new emergency system that uses radio clicks. They click their radios and the gates recognizes that they are an emergency responder and the gates will open.
- **Horry County PD (Barry):** Have talked in the past about having the Horry County Police Dept come in and patrol the neighborhood. They used to charge and no longer do that so we will see about having them come in. Discussions have already occurred with Captain Furr. Goal is to slow down the driving. If pulled over by HCPD, this will be official county fines/summons. One that is put in place and moving forward, an evening meeting will be set up so Captain Furr can come in and talk to the community. Will also look for another speaker if we will schedule for two hours.
- **Committee Liaisons**
One change since last Board meeting: Barry is now the BOD liaison for Social Committee.
James is the BOD liaison for the Landscaping Committee.
Gary is the BOD liaison for the Covenants Committee.
Susan is the BOD liaison for the Traffic Committee.

Vinnie is the BOD liaison for the Decorating Committee.

If people should have any questions about those Committees, they should reach out to those BOD liaisons.

Susan spoke to the number of Traffic Committee speeding violations that have occurred in the last 3.5 months (Jan-April 15). There have been 1,131 speeding violations and 49 notifications. Barry spoke to time stamps on the cameras and how this data will be studied in order to determine the most common time for speeding and then we can ask HCPD come during those times and patrol.

- **Vehicle Information Project (Barry):** Overwhelming response to folks registering their vehicles. Janice has been working to get this information in the database. Residents caught speeding on the camera will be fined if their vehicle information is in the database.

Gary brought up that in order to get the RFID, a registration should be shown.

Barry mentioned that the vehicle database was accurate when turned over to CAMS 3 years ago but CAMS at some point wasn't applying the process consistently and RFID tags were given out without the information being recorded.

James brought up that residents may not be notifying CAMS when they get a new vehicle so that the database can be updated.

- **Kitchen Rental (Vinnie):** Vinnie brought up that this has been discussed multiple times about whether to allow the kitchen to be rented out to residents. The Board has to make the ultimate decision on whether to allow rentals or to shut it down and just leave it open to residents only. Vinnie felt that the kitchen should be shut down and only be open to social committee events. Concern over damage to property which has occurred and potential liability. For any existing 2-3 functions that have been approved, those can proceed but the rest are to be shut down. Also brought up the furniture in the kitchen as there have been resident requests to replace it. Vinnie advised that it would be better to purchase tabletop pads versus all new furniture.

Resident brought up that the Board approved to replace the kitchen furniture. Barry said it was never voted on, only that the matter would be looked into.

Resident brought up that it seems to be teenagers in the neighborhood that are doing the damage and that all residents are being punished for it. Resident felt that a better security structure would be the answer.

Vinnie advised on the damage that occurred on the firepit from kids taking it apart. Cameras are in place but they can't capture everything. Vinnie has been working with security to see about alternating shifts to allow for more coverage and checking the bathrooms to ensure there is no damage. Barry spoke to better parenting needed for the teenagers in the neighborhood.

- **Construction Entrance Walkway (Barry):** The walkway at the construction entrance was completed. It was a safety issue as residents had to walk into the street in order to exit to the Carolina Forest Blvd sidewalks. Bollards were also installed in order to stop golf carts from using that walkway.
- **Admin/Business Manager Office (Barry):** The office has been furnished and this is where the Administrative Assistant and the PT Business Manager are expected to be at least 4-6 hours, 1 day a week. Will look into appointments being made in order to handle flow.

- **Who to Contact Guide (Susan):** Provided phone numbers and emails on who to contact for items that residents may have questions. Will also be helpful for new residents.

New Business

- **Firewise (Susan):** Met with SC Forestry Commission (SCFC) Firewise Coordinator and toured the neighborhood on 4/14. SCFC will use this information to compile a neighborhood Assessment which will then be discussed with the Board to see if we want to move forward with a full Community Wildfire Protection Plan which will detail the actions we will look to take as a community over the next 3 years in order to mitigate risk of wildfire. Participation into the program doesn't require money and can consist of volunteer hours working on risk mitigation items (clearing brush debris from yard, swapping out less flammable greenery in your yard, using stones instead of mulch in flower beds, not utilizing pine straw, etc.). Once the Assessment is received and reviewed, will look to set up a neighborhood meeting so the Firewise Coordinator can speak in detail to the items mentioned in the Assessment. More details to come and will also speak more to this in the community newsletter.
- **Fire Pit Options (Barry):** As mentioned earlier, the firepit is currently unusable due to damage as teenagers took it apart. A couple of options were being brought up: (1) Repair – it would be about \$2K to do this. (2) Look into making it a 2nd hot tub but Barry indicated that this was prohibitively expensive and not sure about creating a 2nd hot tub due to the issues with the 1st hot tub (damage, drinking with glass bottles, etc), and (3) just make it a sitting area. Resident brought up making it an adults-only hot but and Barry advised that this couldn't be done due to FHA laws.
Barry indicated that it would be 10s & 10s of thousands of dollars to make it into a hot tub. Gary asked how much was the fire pit used and Barry indicated that it was marginal and was difficult to light. Vinnie advised that classes were provided many years ago on how to light it. The last time the propane tank was filled was 2014 and still had some propane left in it (250lb tank). Company wanted to charge \$1,500 to pump out the remaining propane. Vinnie recommend that it be capped and if it should ever want to be used in the future, then they could take the covering off.
Residents asked if the cameras caught who made the damage to the firepit. The cameras did not capture this.
Resident asked if it could be repaired and then just have a dedicated person light it and turn it off during set hours. Barry asked if the Board wanted to repair it or make it into an additional sitting area. Eddie advised that it can be repaired, capped in the off-season and opened up in the winter. Eddie advised that the 1st lighting would take a while due to bleeding but then it wouldn't be too hard to light in the future.
Eddie to research. Tabled for future options. Barry discussed making it seasonal (capped in the summer), Eddie priming it every morning in the peak season and then put together instructions on how to start/use it and be an emergency contact for problems.
- **Kitchen Rental (Barry):** Barry asked Susan about take on the kitchen rental. Susan advised that the kitchen rental agreement has to be revisited (language, liability coverage limits, etc.). Vinnie brought up concerns on liability insurance & number of people that can be invited. Barry brought up the additional items that need to be discussed (rules of engagement, use of security, etc).

This topic of whether kitchen rentals are allowed was tabled until more research is done.

- **W/B Community Bus Stops (James):** Current bus stop locations are not conducive for the children, parents and community. Additional discussions are to occur with the school district to see if better locations can be sought (away from people's yards and in open areas) prior to the start of the next school year.
- **Pool Services (Barry):** Current pool services company (Pool Services Corp) filed for bankruptcy and will be out of business on 5/1. Eddie and James met with another pool company to secure the chemicals needed for the rest of the pool season. Continue to have issues finding companies willing to service our pool due to the large size.

Pristine Pool Company provided a proposal to keep our pool services as is (at current rates) until the end of the year and then we can bid it out at the end of the year.

****Motion put forward by Barry to continue with Aaron (Pristine Pool Company) for pool services and Sunco for chemicals. Motion was seconded and approved, 5-0.**

Barry will reach out to pool vendors and let them know that come October, we will put out a bid for pool servicing and chemicals.

- **Landscape Projects (James):** A lot of work undertaken by the Landscaping Committee. Latest proposal from Bland was about \$83,600. There was about \$120K left in the budget for landscaping. The Bland proposal includes: (1) irrigation at the entrance to Waterbridge Blvd (currently has some but needs to be expanded) and lay sod (how much will be determined by design chosen), (2) area between the 2 bridges on Waterbridge Blvd (area to the left by the gazebo that is missing grass and experiencing erosion) – put in more irrigation, grade the land, staple in the sod and keep people and vehicles off it so that the erosion has time to stabilize, and (3) Phase 3B in D R Horton green area that has been turned over to the HOA. There is currently irrigation installed in this area (by D R Horton) but it hasn't been tested/run because there is no meter in place. We can either wait for D R Horton to install a meter or we can install the meter ourselves and then charge back to D R Horton. Then we will have to test the irrigation lines and handle repairs if needed (additional cost). Waiting for D R Horton to install a meter can result in the current grass/planting in this area dying due to not receiving water. None of the costs presented have anything to do with Waterbridge Blvd itself.

Barry asked whether the existing pumps that pull water out of the lakes is capable of handling all of the new irrigation. James advised that his understanding is that the current irrigation in these areas is on public water.

Oasis submitted a proposal that is similar to Bland.

Barry inquired whether outreach could be made to Tom @ CAMS prior to him leaving to see if he could reach out to D R Horton to understand their position on the water meter in Phase 3B.

James asked if anyone on the Board or at CAMS has a copy of the original documents between D R Horton and the developer so as to understand what D R Horton is obligated to turn over (and in what condition) to the HOA. Robby from CAMS will look into this and pass over what he has.

A community member who owns a nursery has agreed to provide large plants (at cost) selected by the Landscaping Committee to Waterbridge HOA and plant them (at cost). The smaller shrubs would be installed by the Landscaping Committee and volunteers. James inquired whether the HOA insurance would cover the Landscaping Committee and volunteers if anyone was injured while doing this work. This will need to be looked into.

There could also be a cost to install low voltage lighting and hard-wired electricity if it was desired. There is some electricity currently there by the entrance but there are no conduits and now would be the time to do it before the sod and irrigation is put in/expanded. Vinnie mentioned he was meeting with a contractor to review this.

Another item that was discussed was putting in irrigation into 2A and 2B in Chesapeake area (green areas by the mailboxes). James wondered if 2B was turned over to the HOA yet. Barry advised that he didn't think so. Oasis provided a price for 2A and 2B and pricing was similar to Bland's.

Last item discussed was planting some pindo palms in the semi-circle in front of the clubhouse. It would be plants purchased at cost from the community nursery owner.

Gary asked if the costs for 2A & 2B just consisted of irrigation and nothing else which James confirmed. Chris Pariseau brought up that the irrigation had to go in first and then we could look at seeding or sod later on.

Steve Rescorl mentioned that when Phase 3B (D R Horton) was turned over to the HOA, the Board Members walked the area with the builder's representative and the representation said that they were purchasing the meters and would be installed by them. So we shouldn't be paying for them.

Steve also mentioned that 2A was turned over to the HOA without any type of walk-through and in a bad condition. Chesapeake (as the Declarant) can fix the unacceptable areas and be compliant or can state that they aren't the Declarant and then they can be charged \$1,200 for every one of the 225 lot and use that money to fix those lots. Barry sent a letter to Chesapeake about 6 months ago regarding the Declarant issue. Chesapeake advised that they would discuss with their Executive team and never heard back. They have also ignored 2 subsequent letters from Barry as well outreach from CAMS. Barry will have the HOA lawyer get involved and send Chesapeake a letter.

James also wanted to discuss getting the HOA lawyer involved in helping the Board address next steps on the grass between Waterbridge Blvd and the inner roadway. Barry advised that homeowners in those areas were expected to maintain them and that the Board should approach the lawyer on what is the best approach. The Board had a prior meeting with the residents in this area and only 8 residents (out of 42) showed up. Barry advised James that a motion didn't need to be made and that he would approach the HOA lawyer.

Question was raised by a resident regarding the lot next to their home and how contractors were using it to park vehicles. Barry advised that the ARC rules for Phase 1 don't state that you can or can't park on the grass. ARC rules for Phase 2 and 3 do state that you can't park on the grass. Barry will bring up Phase 1 rules with the lawyer for their viewpoint and ask if an amendment needs to be made to that effect in order to stop people parking on the street.

Barry asked James if he was asking for a motion to approve the spending of \$83,600 (with exception of # 7 & 8 which were for Phase 2A/B until determined whether it belongs to HOA).

Susan asked whether the other quote from Oasis was thoroughly reviewed and requested time to review the Bland proposal in order to ensure service levels were present.

****James put forward a motion to spend the earmarked funds (\$83,600) dependent upon reviewing the 2nd bid and ensuring that service levels are inserted into any resulting contract. Motion was seconded and approved, 5-0.**

Community Picture IDs (Barry): Barry advised that this would be tabled for now as there wasn't enough information and that a business manager wasn't brought on. TEMS has put forward some options but they need to be explored and we haven't committed to purchasing a new printer yet.

Follow Up Public Comment/Q&A (5 minutes):

20. Resident asked that more time be allotted to the Q&A period due to the number of people that wanted to ask questions.
21. Fire pit – any decisions? Barry advised that it won't be repaired yet. It will be capped. Instructions on how to light will be distributed along with a contact person who can teach folks how to light it.
22. Resident asked whether people on Waterbridge would just get a letter from a lawyer telling them what they need to do regarding the landscaping. Barry advised that a decision has not been made but that the homeowner is responsible for that grass to the street (Waterbridge) edge. Another resident brought up that the builders were damaging that grass along with the gas company and that it was really the homeowners. Barry advised that this is why the HOA was looking into possible options to help (i.e. installing irrigation) but he brought up the meeting that was called prior and that only 8 residents showed up. Barry also brought up that as builders complete the houses, the grass must be repaired to HOA satisfaction or they won't get their bond back. The ARC will monitor this as part of their duties.
23. In the earlier landscape motion, will Steve's prior information be taken into account? Barry advised that this is a stakeholder to use the funds if needed (and no satisfaction from the builders) and then we would work through the lawyer to be reimbursed. First path will be to try and get the builders to pay for those items that they are contractually obligated to do. James reiterated that he is looking to get the original documents from the developer and the builders.
24. Resident in D R Horton brought up an issue with fencing and how D R Horton's ARC won't allow two different types of fencing to be side by side. The resident wishes to install a privacy fence next to the neighbor's metal fence. Barry advised that the area is still under control of D R

Horton and that he has tried to speak to them and they refused to budge on their guidelines and won't make any exceptions. It is a neighbor-to-neighbor issue and not a Board issue.

25. Resident inquired whether there was an evacuation plan for the back D R Horton where there is only one way in or one way out. Barry and Susan advised that this is being looked at as a tie-in to the Firewise program. Barry advised that he was amazed that the County didn't force to put a 2nd exit to the community in the back.
26. Resident asked if our ARC rules will be combined once all building is complete and turned over to the HOA? Barry advised that the Phase ARC will ultimately have someone from Phase 2 and Phase 3 on his team and then look to see if most of the guidelines can be brought together into a unified ARC structure.
27. Resident brought up the Waterbridge exit and how difficult and unsafe it is to try and enter onto Carolina Forest Blvd. Asked whether an engineering study could be done.
28. Resident brought up making sure we have multiple bids from contractors (specifically referring to the landscaping) and suggesting the use of a security consultant to direct the best utilization of existing cameras and have sensors to detect motion.
29. Resident asked if there was an arbitration committee. Barry advised that the only established arbitration process is for the Traffic Committee. Otherwise, any other fines (bringing glass into the pool area, fishing off someone's lawn, etc) do not have an arbitration process.
30. Resident asked what would happen if someone refuses to register their vehicle. After the registration date (4/30), an assessment will be made of all homes that didn't register their vehicles and those will have their amenity privileges turned off until they are compliant.
31. Resident brought up that HCPD mentioned at the CF Civic Assoc meeting that police said they would pull over underage drivers on golf carts and would call their parents and impound the golf cart. HCPD also mentioned that folks that carry waste in their pickup trucks without a cover and it blows out, they will ticket.
32. Resident brought up whether the pedestrian lanes on Waterbridge Blvd could be paved again. Barry will see whether Eddie or Chris can do this or if someone needs to be hired to do it.
33. Resident brought up that they have encountered several instances whereby dogs are off leash and asked if there are rules governing this. Barry advised that it is in the community CCRs that all dogs must be leashed but is difficult to enforce without someone reporting it to CAMS or to the Board.
34. Resident asked about when the pool deck closes. Barry advised that it currently shuts down at sunset and that the Board would have to discuss further if it were to be extended.
35. Resident brought up the incident whereby a baby swan got pulled into the drains. Eddie is looking into this and how this be blocked.
36. Resident brought up that there is an active bear in the Rose Mallow Dr area and wanted folks to be aware and to exercise caution.

Barry advised that there was one more point of business after residents began leaving and having active, loud conversations in the clubhouse.

****Gary “put forward a motion to hire Steve Rescorl as the Waterbridge business manager.”** (per audio recording).

Susan called for debate, but request was ignored.

Vinnie seconded the motion, Barry, Gary, Vinnie voted aye, Susan and James voted nay. 3-2

James’ call for Point of Order – Improper Motion (item not on the agenda and no debate) was ignored.

Susan stated that motion was done in a matter to bypass a discussion in front of the residents and questioned the lack of pay discussion. Barry stated that it would be discussed later and voted by the Board.

James suggested that Barry (friend relationship) should recuse himself. Barry responded that Gary, Vinnie and himself also have a relationship with Steve (as they served on the Board under him as President) and did not see any reason for recusal and in his opinion, the motion was proper.

Susan and James reiterated that the motion was not part of the agenda, was not voted on to be added to the agenda, call for debate was ignored and Point of Order – Improper Motion not addressed, violating Robert’s Rules.

Barry advised Susan to reflect it in the meeting minutes.

Adjournment: The meeting was adjourned at **8:15PM**