

Waterbridge BOD 3Q25 Meeting Minutes

Wednesday, July 30, 2025

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

In attendance: Barry Daniele (President), Gary Wakely (Vice President), Vinnie Fezza (Board Member at Large), James Erdman (Treasurer), Susan Bux (Secretary), Robby Hughes (CAMS), Edward Johnson (CAMS/WB Maintenance), Janice Pariseau (CAMS/Admin Asst)

Previous Minutes: **** Motion to waive reading of previous meeting, carried 5-0.**

Public Comment/Q&A (15 minutes):

1. James asserted a Point of Order, listing a range of Unfinished Business and New Business items that were sent for the agenda but were not added.

Barry cited the extensive list and suggested to focus on some of the updates for today's meeting and add the New Business items for the next board meeting. James stated that he repeatedly asked for additional Board meetings to be scheduled in order to conduct business for the community. Board discussed and settled on a meeting approximately 4 weeks out in order to close out outstanding items.

2. Resident inquired on the status of the Special Meeting of the Association. Barry stated a tentative date of 8/18/25.

Updates:

- **Consent to Enforce – Horry County Police Dept** (Barry): Horry County Engineering Dept will have to inspect Waterbridge roads and signs and provide feedback before HCPD is authorized to patrol. In order to do perform this inspection, all roads must be complete and turned over to the community which is estimated to be mid-2026 (based on feedback from D.R. Horton and Chesapeake builders). In the meantime, HCPD Capt. Furr (leader of this program) will be invited to speak to the community on what consent to enforce entails and answer questions from the residents. More details on that to come.

Resident questioned the delay since this was communicated at the last meeting and inquired on what types of laws would be enforced (such as golf cart laws). Barry stated that takes some time to schedule with Capt. Furr and that all laws would be enforced and that golf cart laws can be already be enforced by Waterbridge.

- **Firewise** (Susan): The results of the initial Waterbridge Firewise site assessment (performed by the Firewise coordinator at the South Carolina Forestry Commission) were returned. Waterbridge received a score 89 out of 190 (moderate rating); primarily due to the woods, wooden bridges and vegetation near bridges (increased risk), but there are other items can be addressed. Firewise coordinator mentioned that Waterbridge started the process before but never completed, open to come and suggest possible improvements with residents to discuss items of improvements.

Firewise community membership equates to \$100 annually per household, either through labor expended personally on wildfire mitigation improvements or costs spent on 3rd party vendors to perform those mitigations. The HOA would be expected to develop a Community Wildfire Protection Plan that outlines the steps planned to be taken for the next 3 years in order to further mitigate wildfires.

James asking about insurance breaks. Susan stated that legislature is pending to grant insurance breaks for communities, however other communities reported reduced rates after becoming a Firewise community and providing details on completed improvements.

James asked about reduced rates for individual homeowners and Susan responded that any potential insurance breaks would apply only to the HOA if the WB insurance carrier will recognize the mitigation efforts taken (other local communities have relayed success with their insurance carriers). Current legislation being considered that will make it mandatory for carriers to offer discounts to HOAs in Firewise communities.

Robby asking about the previous assessment score from Firewise and Susan stated that this is unknown.

Resident asked about Firewise accreditation due to having the wooden bridges and the single entry in the very back section of Phase 3. Susan stated that we can achieve accreditation with proper mitigations and following the program as outlined. Even though is only a single entry in the very back section of Phase 3, Firewise assessments review the community as a whole and considers the existing 2 exits as sufficient.

A couple of Residents brought up possible Firewise mitigation improvements: the possibility of adding flame-retardant for the bridges and to install a water

suppression system (at least on the last bridge to preserve the only exit). Susan suggested to have a separate committee review all possible options.

- **Boatyard** (Vinny): Out of 75 spots, 5 are currently empty. About half are occupied by RVs and half by boats. 30 of the 50 kayak spots are currently being used. Plan is to clear out a few trailers/RVs by the end of this year to make space for watercraft equipment.
- **School Bus Stops** (James): James has been in contact with the school system and a meeting scheduled for August 5th to review routes and identify prudent places for bus stops (away from homes and instead to common areas). While the school board will make the final decision, we want to advise them of potential issues that could create a safety hazard.
- **Landscaping Projects**: Barry stated that a lot of improvements were done with approved funds. A Landscape Committee member mentioned that the Committee started with the most visible projects. Projects are being done in stages with entrance shrubs being put in, 2 pindo palms on the sides of the intersection loop, 2 pindo palms to be placed in the circle by the amenity center along with the words Waterbridge spelled out in green boxwood.

Hold items: Dewberry irrigation and Starlit mailbox irrigation and plants. Further conversations need to occur with the builders. Out approved \$83,000 budget, \$72,000 has been spent so far. Continued improvements such as irrigation expansion and possible homeowner beautification support discussed.

Resident asked if irrigation was available and Chris confirmed that it was.

Resident mentioned issues with smokers near the pool deck entrance gate. Barry stating that it is an ongoing issue and is working on a solution with Eddie and Chris. Resident asked if there were no-smoking signs and Barry confirmed that there are.

Resident brought up the need for signs to be installed to prevent fishing on private property (near bridges). Barry asked Eddie and Chris to add signs "Private Property – No Fishing Allowed". Fishing rules were updated last year to not fish on private property (behind people's yards).

Resident also mentioned that multiple homeowners are seeing/experiencing erosion issues on both sides of the bridge, reiterated issues with individuals fishing

on private property in the evening and asked for signs. Barry stated that there will be talks with Bland on the erosion issues later in the fall which would involve scraping the area, adding soil, and planting grass with matting. Other options would be most costly.

Resident asked on how close someone could place a fence to the water. Barry responded approx. 15 ft.

Resident asked for a project to address sod issues on Waterbridge Blvd. Barry stated that there was resistance as people wouldn't be allowed to park on sod once planted.

Barry mentioned that Bland approached him with 20-25 white gardenias that they had left over from a job. They were offered to WB at no charge, Bland just wanted their cost of labor covered (less than \$600).

- **Kitchen Use by Community** (Vinnie): Multiple residents have requested private parties in the kitchen. Rules for the kitchen rentals still need to be defined. Barry asked if there would any charges for the rentals and Vinnie responded that it is an amenity but charges would apply for cleaning and a dedicated security guard (\$38/h) if necessary due to size of the party.

Resident asked if guests could enter the pool as part of the kitchen rental and Vinnie responded yes. The number of participants would need to be limited (per the rules decided) and would require liability insurance.

Resident asked why kitchen rentals can't be done at night and Vinnie mentioned that it would need to be discussed as part of the new guidelines.

Resident stated that it seems fair to pay for security and cleaning.

Vinnie and Susan will work together to draft the kitchen rentals rules for review by the rest of the Board.

- **Golf Cart Registration** (Vinnie): Currently 170 golf carts have been registered within the community. Will ask CAMS to send reminders to residents on how to register golf carts. Towards the end of the year, Vinnie will make a spreadsheet with all information and send out reminders on insurance expirations.

Resident stated that there are still golf carts w/o registration stickers and asked what is the percentage of current registration ramification not having a tag. Vinnie stated that the percentage is unknown and perhaps security can help out if carts without registration stickers are seen in the development. Eventually police will provide support. Barry mentioned to get security involved and they provide information to Vinnie. Residents had sufficient time and recourse would be 30-day suspension of amenities and imposing fines. Resident and Vinnie mentioned instances with young speeding golf cart drivers. Susan suggested to add a line to the who-to-contact-guide on this topic. Vinnie also suggested posting instructions on golf cart registration on the bulletin board.

- **CAMS Contract:** James brought up that CAMS contract is in violation with the By-Laws (contract cannot exceed 2 years). Contract is coming off a 3 year contract. New issue arose with the mis-mailing for the Special Meeting and CAMS not taking responsibility for the error. Need to evaluate relationship with CAMS. Suggested to solicit bids for service contracts for HOA management (including CAMS) by either a committee or a single person, suggesting Susan due to her expertise in contracts.

Resident asked about the actual breach and Susan responded that the breach is the length of the contract (per by-laws, it can be no more than 2 years) and also mentioned that the current contract is on auto-renewal. Robbie mentioned that a new contract is currently be drafted after the issue with the By-Laws was discovered. Susan suggested to go with bids since it has been 6 years with CAMS and insert desired service levels and expectations. Barry agreed and said that CAMS should not be excluded, stating that many local HOAs have issues with their management companies. Barry felt that some areas are well covered by CAMS, others not so well. James and Susan emphasized that our requirements/expectations would need to be addressed.

- **Resident Agent:** James mentioned the issue with the Resident Agent for Waterbridge HOA (person who passed away years ago) and that new paperwork needed to be filed with the Secretary of State of South Carolina. Barry confirmed that he signed it, sent it to Robby and it has been submitted. James mentioned that if management companies change in the future, perhaps it should be assigned to the HOA attorney instead of CAMS.
- **Builders turning over property to HOA:** James had asked about the contracts with D.R. Horton and Chesapeake regarding the obligations of the final product that will

be turned over to the HOA. There has been no information from D.R. Horton, Chesapeake or the attorney. James emphasized the need to clarify the expectations on what the HOA can expect.

Resident suggest to consult with attorney who can request the information and escalate if needed. Barry will ask Robby to follow up as contact for D.R. Horton and Chesapeake. The county would also perform an inspection prior to the transfer and if it doesn't meet county requirements, it won't receive the final seal to transfer. James reiterated that there has been no progress. Barry stated both builders are non-responsive and that he discussed the issue with the attorney. Chesapeake appears to be the bigger issue and it might develop to a legal issue as they are failing to turning over property to the HOA according to our expectations. James asked to be involved in those discussions and Bary agreed.

- **Amenity Regulations:** James stated the last recorded amenity regulations were recorded back in 2020 based on the land records even though previous boards made updates to the document (2023 or 2024) The most recent updates can't be found in title search.
Barry suggested to confirm with Collin. Resident stated that updated documents were filed as needed with the respective seal. James asked for documentation and suggested to review documents prior to a new recording.
- **Paving:** James stated there is an issue with the paving on Summersail Court which is degrading and suggested having a committee look into the issue. Barry asked if it is the final paving. James thinks that it hasn't been turned over yet and still part of D.R. Horton. It seems to be a private driveway to 4 houses so that paving section might be more considered a driveway than a roadway. There seems to be less asphalt than expected, no edge is present (no gutter) and is deteriorating. It will become an HOA problem when turned over to the community. Barry asked Robby to have this issue added to the discussion with D.R. Horton.
- James mentioned that the Special Meeting required a 5% to be scheduled and then still 51% quorum to hold the meeting. Barry stated that those are the requirements because the meeting calls for the removal of 3 board members, and the meeting regarding the playground had a different objective, limited to the playground and the location. James discussed the issue with the attorney and there might be some feedback needed.

Resident stated that there is no benefit of revisiting a settled issue with the playground.

- James stated that the HOA is facing a lawsuit. Resident was asking about the reason for the lawsuit. The suit is ongoing and more information can be found in the public records.

New Business:

- **Bubbler/Circulator Phase 3 Lake:** Barry stated the lake has become stagnant due to not being circulated. A quote was requested from the current contractor and would add \$115/month and would cost approx. \$5,500 to install bubbler.
****Barry made the motion to install the bubbler and maintain it, carried 5-0.**
Barry will work with Eddie and the contractor.

Resident asking about another lot with stagnant water. According to Barry the lot is private property and they trying to sell it. It is outside the scope of the HOA.

- **Electricity to the two back bridges (Phase 3):** Barry mentioned looking into providing electricity to the back bridges in Phase 3. One won't be an issue but the other would require routing under private property. Vinnie contacted the homeowner and they appear to be agreeable to the project. Will discuss more with the homeowner in mid- August. It could cost \$7,500 for the one bridge (Rose Mallow) as this would involve trenching, boring, outlets, lights.

Resident asked if D.R. Horton was supposed to put lights on the bridges. Vinnie didn't know. Barry suggested to add to the list of question for the builder as they placed lights on the other bridges. Resident mentioned that it was stated during the handover which Barry confirmed.

The other bridge (Lady Slipper) would cost \$5,800 to route electricity to the bridge (no light poles) but could be less if electricity is already routed. Will wait until questions are answered by D.R. Horton.

- **Establish a Waterbridge Veterans Committee:** Barry mentioned that the Committee would be responsible for raising/lowering the flags, including for ceremonies.

****Barry made a motion to draft a charter and establish a veterans committee, carried 5-0.** Board liaison to the Committee will be Barry.

- **Establish a Firewise Committee:** ****Susan made a motion to create a charter for a Firewise committee, carried 5-0.** Barry asked if Susan would be the liaison for that committee and Susan agreed.
- **Discussion to Purchase additional Speed Camera & Sign:** Barry stated the importance of installing additional cameras. Susan stated that they have current quotes and Barry asked for details. Per Susan, camera would be \$14,900.30, solar sign and panel would be \$3,305.97 for a total of \$18,206.27. Gary asked if it would be moved around and Susan confirmed that the camera can be moved just like the Traffic Committee is currently moving the existing cameras. It was mentioned that the Committee emphasized there is increased traffic in the further section as it is being built out and felt there the is a need for additional cameras.

Per James, violation fees are being collected. will confirm the types of fees in that line item. Susan reiterated that there is only visibility on issued tickets, necessarily on recouped fines. Barry stated that imposed fines will show up in account and if not paid, amenities will be suspended, late fees imposed, and at some point, liens put against properties. James mentioned the fines YTD till July 31st reached \$30,175, which contain builder fees as well. Robbie will research further to define the budget line item and what is fines versus other fees.

Per Susan, it seems evident that the cameras are helping. Barry asked Robby regarding operating budget for this year and whether there were sufficient funds to cover this purchase.

Resident asked about deadline to get vehicles registered and will they be fined if they don't. Deadline already expired and Susan responded that fees are issued and the traffic committee is trying to identify vehicles. Barry stated that Janice has all the information regarding registered vehicles, and privileges would be suspended until the information has been provided. Susan raised the point that it might not be necessarily the homeowner, but family or friend, and they are still responsible for their guests speeding in the development.

****Susan made the motion to purchase a camera and sign for \$18,206.27, carried 5-0.**

- **Speed Limit for Cottage Shell:** Barry stated that the traffic has increased dramatically on Cottage Shell due to the community center, bocce court and playground. He proposed to reduce the speed from Waterbridge to the amenity center to 15mph and install a sign to see how fast people are driving. Resident stated that based on his profession opinion, people will still drive 25mph. Barry stated that main roads (like Waterbridge Blvd) in other neighborhoods are 25mph and all others are 15mph. HOA is allowed to set the speed limit as the roads are private.

Resident asked about range of speeding on Cottage Shell and Barry responded that it was approximately 30-35mph. Another resident stated that this is quite common. Barry suggest that the HOA needs to do something to slow down the traffic and using it as a test for the future on how to speed down the traffic in the community.

Susan asked for details on the affected roads. Barry stated that it would be Cottage Shell, around the circle, all the way from Waterbridge to the clubhouse and back down.

Resident stated that many offenders are construction workers, another resident disputed. Resident asked what changed since the last request to slow down the traffic. Barry responded that there is more traffic and the lower speed limit seems justified due to the amount of young families and the playground.

Susan asked if there will be any other s incurred with this measure, like new speed limit signs. Barry responded that 6 speed limit signs would be installed at approximately \$200 total. Gary asked if there would be flashing signs and Eddie stated that it just would be the simple signs. Gary mentioned that not everyone will know about the speed limit change so Barry responded that notification will be sent out.

****Barry made the motion to the change speed limit from Waterbridge along Cottage Shell and Rachel Carson circle to 15mph, carried 5-0.**

Barry asked Eddie to start with the signs and will send a notification to Robbie to send out to the community.

Resident stated that at a church people used speed humps to slow down traffic, much cheaper than \$18,000.

- **Kitchen Update - Furniture:** Vinnie checked on furniture since last meeting, existing table e.g. \$450 each from Frontgate. New tables cost around \$150/each. Looking to purchase approximately 10 tables. There is potential to refinish existing tables and chairs and use them around the pool with new cushions. Other actions would be to possibly donate existing couch and even the chairs and dispose of the bookcase. New cost would be \$135-150/table and \$50-60 per stackable chair. Barry offered to reach out to the planning committee and Vinnie agreed. Gary emphasized the need for durability. Vinnie stated that he is looking at scratch-resistant furniture.
- **Storage Trailer – Boat Yard:** Barry mentioned the lack of storage in the buildings and suggested a storage trailer (10x20 or 10x24) for the boat yard costing approximately \$15-18k. The storage will be for items that do not require temperature-controlled storage – those items will be kept in the buildings or in the storage across the street. Gary asked if the off-site storage would end and Barry responded that it would be unlikely as the storage trailer would hold all addition items currently clogging up the space in Eddie’s office. Eddie confirmed that the trailer would be movable in case access to the sewer lines was needed. Barry asked about the time line and Eddie stated as soon as possible but even next year would be fine as well. Susan suggested to review items first. Eddie mentioned that there is no overhead to clear out. Barry stated that there was intention to purchase a machine to process small branches after storms however there is no storage for it this time. Eddie to gather detailed quote and reconvene in 4 weeks.
- **Update Fitness Center Treadmills:** Barry stated that existing treadmills are approximately 7-8 years old and more repairs have been needed lately. Treadmills seem to have most usage and ellipticals and bikes can be replaced later. Commercial ones costs \$6-7k each. Eddie stated that some might be \$1k less than the existing ones. Susan asked for quotes. Eddie would need to provide the quotes for cheaper and more expensive versions, including maintenance and warranty to the Board. Resident asked if equipment was leased, Eddie stated that items were purchased.
- **Increase Parking by Tennis Courts/Additional Security Cameras:** Due to increase usage of pickleball courts, additional parking is necessary. Per Vinnie, there is limited parking and people are parking in handicapped spot or on the grass, and damaging it. Quotes were solicited to remove the existing 6-8 trees, add weed killer, paper, install pavement with gravel, and add railroad ties so that golf carts and cars

can park. The quotes were for 10-15 parking spots w/ signage (No overnight parking). One quote was for \$6,600 another quote was for \$7,000. There is no need to break curbing and might require a rubber bumper for golf carts to get up and down. Would also look to install cameras to view parking and tennis court (growing trees prevent the existing cameras from the boatyard to view the tennis court) = \$5,800. Expense seems justified due to the increased usage of the court.

Gary asked about experience with either contractor. Vinnie confirmed that we have used both before and they both do excellent work. Additional parking will help reduce the street parking. Security will enforce parking regulations. Vinnie will try to additionally negotiate down the price quotes.

****Vinnie made the motion to proceed with the extension (\$6,600 or \$7,000) and camera (\$5,800), carried 5-0.**

Resident asked if existing parking spots have no overnight parking restrictions. Vinnie confirmed but it not yet enforced.

- **Pool Expansion Joint:** Vinnie mentioned reoccurring issue with residents damaging expansion joints in the pool, suggesting to install hunting cameras under the bridges. 4 cameras would cost \$245 and Eddie and Chris can install an app and see what other cameras can't see. Gary asked if that's where the majority of issues occurred and Vinnie clarified that the joints under the bridges are picked most of the times. The cameras would be continuously recording.

Susan suggested to send out notification to the resident about the issue to explain it to the residents. Barry responded that it has been done before. Susan reiterated that the notification should be directed to all residents, importance of the expansion joints and costs to replace it.

Barry asked if the cameras can see under water. Vinnie advised no and usually individuals would be visible above the after damaging the joints. Suggest to place one camera per bridge, perhaps place remaining camera near hot tub.

- Barry suggested to move the pool deck closing time from sunset to 10pm. Eddie reminded that there could be no swimming after sunset due to the lighting conditions. Barry reiterated that people could use the pool deck and hot tub until 10pm.

Resident asked about age restrictions and Barry stated that there could be discrimination issues with such rules. Susan suggested to send out a notification with the details. Barry reiterated that violations would be investigated and cameras reviewed to identify people to issue warnings and fines. Security would be patrolling the pool deck accordingly.

****Gary made the motion to change the pool deck closing time to 10pm. Carried 5-0.**

- Barry mentioned that the possibility of installing entrance speed humps is being investigated. This is due to the issue of frequently damaged gates (approximately 1-2 per week) and drivers trying to tailgate without a RFID tag. A fine of \$2,500 will be applied to offender's account for damaging a gate. Location would need to be identified and tested.

Resident suggested to test best location for the bump. Gary reiterated the main purpose is to stop the tailgating. Vinnie suggested the use of the bumpers (same as ones in front of driveways) secured to the asphalt. Barry stated that new methods are needed as the \$2,500 doesn't seem to discourage offenders. Other option would be to remove the drop-arm which is not a real option. Each time it gets damaged, a new drop-arm needs to be ordered and installed, therefore the fine of \$2,500. Some drop-arms can be salvaged for a short time but eventually need to be replaced.

Resident suggested a traffic light to control the traffic. Barry stated there is no motivation to stop for red if the intent is to tailgate. Other options are pilons or spikes (could potentially cause damage). Possible option would be to ask HCPD Captain Furr for recommendations.

Resident stated that previously speed bumps were considered (per TEMS), however not implemented due to the construction traffic. Another resident stated a potential concern with speed bumps is that material may fall off construction trucks.

- Barry stated that another meeting will be scheduled in 4 weeks in order to address open items.

Follow-Up Questions (10 min):

- Resident suggested to wait with donated trees until area has been turned over and a plan has been finalized for that particular area.
- Resident asked if there could be a meeting with certain homeowners (6 total), Eddie and any representative to provide input and discuss the erosion areas around the bridges. Barry agreed and asked if Eddie and Chris are being contacted to also include him. Invitation to extend to other members of the Board that would like to participate as well and James as the liaison of the Landscape Committee.
- Resident stated that D.R. Horton and homeowners signed an agreement that they are responsible for repairs of that street, as recorded by the county.
- Resident asked for confirmation that security will start enforcing the golf cart rules. Barry confirmed and will ask security to step in and have golf carts stopped without a tag in order to obtain their information and send to the Board for further actions. Also mentioned that resident kids will likely refuse to provide information until police get involved, or hold them until parents get them.
- Resident responded that the pool could be a good checkpoint for golf carts.
- Resident bringing up concerns regarding the speed bumps/humps. They considered them to be an obstruction.
- Resident stated that the narrow street in D.R. Horton section was never driven by the county or fire department until houses were built and wouldn't have been approved as-is. This is another point to check with D.R. Horton.
- Resident asked that when the notification goes out regarding the pool deck being open until 10pm to also mention that the pool doesn't open until 10am unless for lap swimming or classes. Many times residents are in the pool before 10am.
- Gary brought up the Special Meeting of the Members' petition and questioned Susan if she was responsible for it and if James had anything to do with it. Susan advised that James was not involved. She did not create the petition and this was acknowledged by a Resident. Susan further advised that she created a Facebook posting informing the community of the events that occurred at the 2Q25 Board Meeting. James advised that it wasn't the petition that started the problem, but the vote that Gary improperly brought up. James offered to open up the discussion on the matter at that time however Barry declined.

****Barry made the motion to adjourn the meeting at 12:27pm, carried 3:2.**