

Waterbridge Homeowners Association, Inc – Q4 Board of Directors Meeting Minutes

Meeting called to order: 10:00am, 11/6/2025 at the Waterbridge Clubhouse

Role Call: Barry Daniele, Gary Wakley, Terence Joynt, Vincent Fezza, Kelly Page, Quorum Req met. Also in attendance from CAMS, Steve Rescorl (WB Business Manager) Edward Johnson (WB Grounds Manager)

Annual Meeting, Budget, and Board Governance

- Annual meeting scheduled for December 9 at the community center (6–9 PM). Packet to include candidate profiles and the proposed 2026 budget.
- Voting via Election Buddy for 2 candidates.
- Residents may discuss and ask questions about the budget during the meeting.
- Budget for the upcoming year reviewed, corrected, and approved with an aim to keep HOA fees flat (no increase since 2008). Reserves are strong but will be drawn down for capital projects in 2–5 years (road repaving, roof work, pool resurfacing).
- Board seats and term normalization:
 1. Current: one open seat for a three-year term. (Corrected on 11/10/25)
 2. Board candidates identified: Nancy Slater (Phase 3) and Kelly Glass (Phase 2).
 3. Plan for 2–3 evening “Meet the Candidates” sessions at the community center.
- Consideration to hold 2 BOD meetings per year in the evening to improve attendance.

ARC Integration and Community Rules

- ARC: Chesapeake ARC rolled into Waterbridge ARC as of Oct 1; DR Horton to follow in early 2026. ARC guidelines 90% aligned across phases; CCRs are uniform; harmonization underway (e.g., fences, flagpoles, sheds).
- Covenant enforcement (trash can visibility): reports filed during inspections; commitment to consistent enforcement.
- Street and property rules:
 1. No parking on grass in Phase 1 approved; rule to be drafted and enforced by Covenants, Traffic, and Board.
 2. Street parking prohibited by CCRs; enforcement challenges and liability concerns discussed; may require CCR amendment (67% approval) or refined enforcement.
 3. Seasonal colored lighting policy in development: colored lights allowed only 30 days before Easter, July 4th, Halloween, and Christmas; removal within one week after. Consider nightly shutoff rules and guidance for white soffit lighting.
 4. Pool tables: Any new damage will result in a recovery fee for repair (\$1,000+) with camera-based enforcement and potential suspensions for repeat offenders.
 5. Fishing/private property boundaries: additional signage planned to deter trespass.

Security, Access Control, and Compliance

- Security scope: amenities and common areas are the focus (pool, clubhouse, courts, boatyard, gates, playgrounds). Vendor quotes to be reviewed.
- Amenity access control: transition to MyQ app-based secure access (up to 4 credentials per household; minimum age 16).
- Non-photo cards to be deleted; photo cards remain available (\$10 per card).
- Remote amenity access from home disabled (gates excluded).

Traffic, Speeding, and Enforcement

- Incidents reduced from 250 every two weeks to under 120 due to fines and cameras.
- Additional cameras planned where feasible
- New flashing speed sign ordered for Cottage Shell Road.
- Children riding go-karts/minibikes: unsafe riding reported; security cannot stop riders.
- Potential Horry County enforcement in 6–12 months.
- HOA fines may apply to parents if identities are known.
- Residents asked to report addresses.
- Construction entrance gate breaches: Approved proposal to install engineered asphalt speed humps to slow vehicles to ~5 mph and deter gate-running. Preliminary specs: two humps (~23 ft length, 8 ft width, 2–3 in rise) with striping; placement coordinated with call box and engineering.

Registration and RFID

- Golf cart registration: final notice deadline January 31; unregistered carts fined \$150 per occurrence. Currently 181 carts registered. Cars also require registration; speeding with unregistered cars incurs \$150 plus speeding fine.
- New homeowner onboarding to include registration requirements.
- RFID vehicle access: Owners should submit vehicle updates via general request (make, model, year, color, plate).

Drainage, Health, and Developer Accountability

- Severe flooding near bridges: reports of 3–4 feet of water, odors, dead fish, snakes, mosquitoes. Responsibility disputed among DR Horton and the developer.
- HOA cut vegetation; debris impeding flow remains; cleanup planned when weather and safety permit.
- Coordination with health department and developers: Area not yet under board ownership limits formal complaints; residents encouraged to contact Horry County Health Department for inspections.
- HOA pressing developers and planning county involvement to leverage bonds and final inspections. Once areas turn over, HOA may use community funds to fix unresolved issues.
- Waterbridge Boulevard near Seabury: resident requested grasses be cut due to poor visibility.
- Chesapeake netting hazard near postal cluster: embedded netting causing trips; removal attempts failed. Referred to HOA attorney; HOA will pursue solutions and act if Chesapeake does not.
- Landscaping committee asked to evaluate lakeside seating (swing chairs, benches).

Infrastructure and Maintenance Projects

- Electricity to back bridges (Rose Mellow and Lady Slipper): quotes ~\$7,500 and ~\$5,800 for runs; two light poles at each bridge end with sockets for future lighting. Santee needs to bore under a resident's driveway; sign-off required. Board approved project.
- Kitchen furniture replacement: Board approved purchase of 10 sets of 36"x36" tables with 4 cushioned chairs (restaurant-grade). \$244.89 per set; total \$3,676.21 with tax.
- Maintenance storage trailer: Board approved purchase of an 18' enclosed trailer (8.5' width, side door, ramp) for equipment storage near boatyard; remains movable due to drainage; near outlet for charging battery tools.
- Pickleball/tennis parking lot: expand width by 8'; drainage to street, leveling, gravel, 2" asphalt, striping. Quote ~\$26,250. Plan for 8 car spaces and 8 golf cart spaces; signage for no overnight

parking; add an extra street handicap spot. Majority of initial prep done; proceed with expansion and paving.

- Pickleball/tennis/basketball facilities: concepts to add two pickleball courts, reorient for sun, add netting, move fencing ~16'. Basketball relocation considered (half-court near Indigo Bay). Not budgeted for 2026; may revisit late 2026 or target 2027.
- Clubhouse landscaping and root damage: 28 trees lifting curbs/sidewalks; proposal to remove trees, grind roots, replant with palms; add grass and mulch; bids collected; costs lower than expected.
- Landscape improvements along WB Boulevard: 10-foot strip from construction gate to first bridge is unsightly. Water/turf costly and vulnerable. Plan to obtain quotes for decorative stone and mulch beds with plantings; allow parking on stone; excavate ~3" and install larger decorative rock flush to curb. Utilities limit planting depths; landscaper to manage weed prevention. Homeowners responsible to curb/pavement per CCRs.

Roads, Drains, and Repairs

- Storm drain maintenance on Seabury Lane: community-wide cleaning bids near \$900,000; localized work by Eddie and Chris cleared drains; subsequent heavy rain showed no puddling—issue appears resolved for Seabury.
- Sinkholes/potholes: Lot 439 on Cottage Shell (lake/maintenance area): recurrent sinkhole after storms; contractor to excavate and fix root cause; orange safety fencing to be installed immediately. Association to proceed with repair.
- Fiddlehead Way: quote ~\$2,000 to cut out ~5x5 area, inspect, backfill with commercial base, repave; additional costs possible if pipe damage found.
- Phase 2 mailbox area (Chesapeake workmanship): cracking and weeds; HOA to push Chesapeake for corrections; if unresponsive, involve county to restrict bond return.

Traffic Signal and Access

- Waterbridge Boulevard traffic signal: crash data (2022: 3; 2023: 0; 2024: 3; 2025 to Aug 26: 6; counts require ≥\$1,000 damage). County engineer receptive; possible inclusion of \$250,000 signal funding in Route 31 project. Consider right-turn-only at main entrance to reduce congestion; alternative is access road to Plantation Lake signal (\$500,000+). TJ to follow up after New Year; avoid formal county traffic study now to maintain cooperation.

Next Arrangements

- Send the annual meeting packet (candidate profiles and 2026 budget) and schedule Election Buddy timelines.
- Schedule and announce 2–3 evening “Meet the Candidates” sessions at the Clubhouse.

Meeting Adjourned: 12:06pm

Minutes Corrected on 11/10/25