

Waterbridge Homeowners Association Inc Annual Members Meeting

Date: 2025-12-09 6:00 PM

Location: Horry Counter Recreation Center

Board Participants: Gary Wakley, Terence Joynt, Kelly Page, Barry Daniele

Absent: Vinnie Fezza

Meeting Notes

Meeting Opening and Board Transition

- The meeting was called to order at 6:01 PM on December 9th, with quorum achieved (636 votes, exceeding the required 580). The 2024 meeting minutes were approved by 97% of voters.
- No new nominations were made for the board. Nancy Slater was announced as the new board member with 221 votes.
- Barry announced the end of his three-year term, expressing gratitude for his time on the board and plans to spend more time with family.

Community Status and Management

- **Community Stats:** The Waterbridge community is approximately 92% built out, with 1,136 total lots and 1,100 currently paying dues. Vacant lots include 80 in the custom section, 11 in the front, and 1 in the back.
- **CAMS Contract:** The CAMS contract was renewed with a 40% cost reduction due to hiring Steve as the new on-property business manager. CAMS off-site will now focus on accounting and financials. CAMS on-site will be managed by Steve.
- **Community Feedback:** A new resident expressed high satisfaction with the board's management compared to a previous HOA experience.

Budget and Finances

- **Budget Surplus:** The board is approximately \$370,000 under budget. Around \$300,000 of this surplus will be rolled into operating funds for large-scale landscaping and irrigation projects.
- **Working Capital:** A resident questioned an increase in the "working capital" line item (projected to be \$365,000). The board clarified these funds are for projects like landscaping and watering.
- **Construction Bonds:** It was clarified that forfeited builder compliance bonds (\$7,500) go into the general fund. A suggestion was made for the ARC to explore using this money to help homeowners with lot deficiencies if the builder did not fix for final ARC inspection.

Completed and Ongoing Maintenance

- **Amenities:** Two kitchen HVAC units, pool pergolas (with new sunscreens), and the hot tub motor/blower were replaced. Six pool expansion joints were repaired; a full resurfacing is expected within two years.
- **Lakes & Grounds:** Three new bubblers were installed in the back lake. The fire pit was repaired.
- **Security:** Cameras were added to tennis and pickleball courts. A "click to enter" system was installed for emergency vehicles. Four My Q app accounts per household will be provided for gate/door access.
- **Costs:** The community's insurance premium increased by 17%, and chlorine prices doubled to \$4 per gallon.

Upcoming Projects and Enhancements

- **Kitchen Renovation:** A complete "coastal seaside" renovation is planned for the kitchen, using funds from the reserve study. Resident designer Ed Piechocki is providing the design pro bono, which includes a new "Seaside Lounge" logo, dimensional artwork, a quartz serving counter, luxury vinyl tile flooring, new restaurant-quality furniture, and updated lighting.
- **Clubhouse Landscaping:** All trees around the clubhouse were removed due to hazardous roots. After stump grinding and root removal over the winter, the area will be replanted with palm trees and grass.
- **Pool Security:** A secondary gate will be installed at the pool entrance, with security controlling access during peak times to monitor residents and guests.
- **Storage:** An 18-foot storage trailer will be purchased for the boatyard to free up clubhouse space.
- **Traffic and Roads:**
 - At the Waterbridge Blvd construction gate, speed humps have been approved to slow traffic coming through the gate to further prevent tailgating.
 - An update on the traffic signal is expected from the county in mid-January.
 - The board is investigating keeping gates closed during school bus hours.
 - A sinking street area near a sewer drain was noted as an issue to be addressed.
 - Pedestrian walkway on the Waterbridge Blvd bridges will be inspected, potential for a wear layer to be added.

Resident Concerns and HOA Rules

- **Drainage on Yellow Morel:** A resident reported severe flooding, stating a drain is non-functional. The board is aware and has assessed the issue, which requires clearing the drain and re-grading. A former board member cautioned against HOA liability on private lots, but the homeowner cited CCRs making the HOA responsible for stormwater management.

- **Fencing Rules:** A resident raised concerns about an "unfair" fence rule in the Chesapeake phase, which requires a new fence to be built 3-5 feet inside the property line if an adjacent one exists. The board agreed the rule is problematic and will discuss.
- **Developer Issues:** The board's attorney is in an ongoing battle with the developer over unfulfilled landscaping obligations. The main recourse is asking the county not to release the developer's bond.
- **Construction Issues:** Residents reported nails in tires from construction debris and builders blocking streets by parking on both sides. The board has a magnetic tool for cleanup, and residents were advised to call the security for persistent parking issues.



Next Arrangements

- Proceed with the sourcing and execution of the kitchen renovation plan.
- Utilize the \$370,000 budget surplus for community-wide landscaping and irrigation projects.
- Remove remaining tree roots and plant palm trees and grass around the clubhouse.
- Install a secondary security gate at the pool entrance before the next pool season.
- Purchase and place an 18-foot storage trailer in the boatyard.
- Finalize and install speed humps at the community entrance.
- Follow up with the county engineer in mid-January for an update on the traffic signal.
- Continue addressing the severe drainage issues on Yellow Morel.
- The board and ARC will explore the fence rules.
- Address the sinking street area by the sewer drain.
- Inspect the pedestrian walkway on the Waterbridge Blvd bridges.
- Investigate two-way radio capabilities on school buses to allow for gate closure during pickup/drop-off.
- Irrigation for mailbox areas are slated as a priority project for 2026.