

Waterbridge HOA – Consolidated Board and Community Meetings

Date: Jan 13th, 2026

Board Attendees: Gary Wakley, Vinny Fezza, Terence Joynt, Nancy Slater, Kelly Page

Additional Attendees: Edward Johnson, Steve Rescorl

Executive Summary:

- **Board approved previous minutes for annual meeting on 12/09/25.**
- **Infrastructure and amenities:**

Back bridges lighting installation scheduled to start next Tuesday; HOA funding (developer will not pay).

Tennis/pickleball parking lot leveling/expansion scheduled to begin February 9 (2 weeks to complete); additional blacktopping and striping confirmed for tennis parking area.

Community access system (MyQ) upgrade scheduled for Wednesday: new call boxes and access pads; phones as access cards; remote amenity door access disabled; gates remain remotely operable. Non-photo amenity cards (300) to be deactivated before pool season; photo card issuance continues (\$10).

Clubhouse kitchen remodel refined; closure anticipated Feb 1–May 1 pending design/budget approvals; durable outdoor-grade furniture planned (\$25–30K); flooring replacement estimated at \$19K (tile preferred over LVP).

Clubhouse hours extended to 6:00 a.m.–1:00 a.m.; fitness center restored to 24/7; spa 7:00 a.m.–10:00 p.m.; pool deck 10:00 a.m.–10:00 p.m.; lap pool 10:00 a.m. to sunset.

- **Landscaping and irrigation:**

Board approved \$234,200 for comprehensive irrigation and beautification (clubhouse palms, Waterbridge Blvd common areas, boat yard, tennis, basketball, front entrance).

Additional palms (50) around clubhouse and Starlit gate (\$25,000) with bed cleanup/mulch/sod; strict no-parking-on-grass enforcement to protect investment.

Clarified roadside strip ownership: half HOA/half homeowner; HOA to install irrigation on HOA side (lake-fed pumps/separate meter) and re-sod HOA property; cost-sharing expected for homeowner portions; easements preferred over deed transfers.

Resident-funded landscaping donation accepted for Le Sabre Loop; HOA to maintain thereafter.

- **Compliance, traffic, and safety:**

Violations reduced from 600/month to 200/month via camera enforcement; stricter enforcement to continue.

Speed humps near construction gates tabled for six months due to camera improvements and low-profile vehicle concerns.

No-street-parking rules (in CCRs since 2006) to be enforced; Interim “yellow tag” warnings before fines; contractor parking limited to one side, towing if obstructive.

Minibike/ATV trespass and speeding concerns addressed via monitoring and warnings.

- **Events and communications:**

Transitioning to fully gated community prompts reconsideration of outside-vendor craft fairs/yard sales; board to meet with resident organizer, issue decision this week, and consider official all-homeowner survey.

Official Waterbridge HOA Facebook page approved (one-way bulletin, comments disabled); managed by Nancy with limited committee posting access.

New Owner's Packet (7-8 pages) to be released next week with consolidated community information.

Waterbridge Boulevard light project in holding pattern due to engineer unavailability; updates likely in February with contingency options prepared.

Clubhouse Kitchen Remodel, Furniture, Flooring, and Access

- **Summary of discussion points:**

Floor extends under cabinets; reconfiguration vs full rebuild considered; scaled appliances (commercial ice dispenser, warming/cooling drawers); add broom closet.

Kitchen closure anticipated Feb 1–May 1 pending design/budget approvals; demolition after approval.

Furniture plan: 11 outdoor-grade commercial tables, 52 chairs (\$25–30K) due to poolside durability needs.

Flooring replacement estimated at \$19K; wood-look tile preferred over LVP for durability.

Post-completion hours: no rentals (first-come, first-served).

Resident feedback requested to preserve cooking functionality for Food & Wine Club and chef-led classes; board to research and consider needs before finalizing.

- **Action items/commitments:**

Finalize kitchen design (reconfigure vs rebuild), approve budget, initiate demolition. Owner: Gary/Board.

Obtain flooring quotes; finalize tile selection. Owner: Board/Facilities.

Source and procure furniture (\$25–30K range). Owner: Board/Procurement.

Configure door locks/keypads; update gate flow aligned with kitchen completion. Owner: Facilities/Security.

Communicate kitchen hours/access rules to residents; share design images and solicit input. Owner: Board/Communications.

Clubhouse and Amenity Hours; Age/Access Policy

- **Summary of discussion points:**

Clubhouse hours extended to 6:00 a.m.–1:00 a.m.; minimum age 16 to enter clubhouse/kitchen/fitness/pool after 10:00 p.m. with cardholder present.

Fitness center restored to 24/7.

Spa hours 7:00 a.m.–10:00 p.m.; pool deck 10:00 a.m.–10:00 p.m.; lap pool 10:00 a.m. to sunset; maintenance windows preserved.

- **Decisions made:**

Approve updated hours and age/access policy; maintain spa/pool deck/lap pool hours.

- **Action items/commitments and assigned owners:**

Adjust access controls, updated post rules and communications. Owner: Clubhouse Management/Board.

Ensure hour consistency across signage, website, and Facebook page. Owner: Board/Nancy.

No-Street-Parking Policy, Contractor Parking, and Survey

- **Summary of discussion points:**

Existing CCRs prohibit street parking at all times. Enforcement previously limited due to manpower. Recent survey shows 30–50 cars on streets and a majority could park in driveways.

Safety/liability concerns (pedestrians, fire access); any designated street parking would require attorney input, traffic study, and Fire/DOT compliance; CCR amendment requires 66% vote.

Resident decal idea deemed insufficient; CCRs apply equally; contractor parking allowed on one side with constraints; towing if obstructive.

Overflow parking planned in Phase 2 (near mailboxes; four spots total; 5–10-minute signage) and Phase 3 (assessment underway; tabled to next meeting).

- **Decisions made:**

Conduct community survey on designated street parking; if support/participation insufficient, enforce existing rules. [As of 1/14/26, the Board unanimously decided to postpone the survey. Instead, an enforcement period of six months to one year will be implemented and evaluated before considering any amendment. Street-parking violations will result in a \\$25 per home, per day fine.](#)

Proceed with overflow parking quotes/signage; Phase 3 options to be reviewed next meeting.

- **Action items/commitments and assigned owners:**

Develop enforcement plan (manpower approach, tagging process). Owner: Board

Add overflow parking and signage; include handicap spot. Owner: Facilities/Board (Nancy for Phase 3 exploration, Kelly Phase 2).

Enforce contractor parking constraints; instruct/tow as needed. Owner: HOA/On-site management.

Committees – Expansions and Appointments

- **Summary of discussion points:**

Social Committee expanded from 7 to 11; appointments: Stephanie, Cecilia, Brenda (new term); new members: Kimberly, Jeanette, Amanda, Lisa.

Landscape Committee expanded to 9; Corrine and Leane appointed.

Decorating Committee added Adrian Sia and Michael Loss; now seven members.

Traffic Committee remains at four, no new applicants.

- **Action items/commitments and assigned owners:**

Update rosters; onboard new members; align on schedules and project support. Owner: Committee leads; Landscape Committee; Decorating Committee; Social Committee).

Flooding on Yellow Morel Road and DDC Coordination

- **Summary of discussion points:**

Severe flooding noted; DDC (now under new company) pulling old plans; on-site review to be scheduled.

- **Decisions made:**

Continue coordination for assessment.

- **Action items/commitments and assigned owners:**

Schedule on-site review; obtain recommendations (early this week per DDC commitment). Owner: Board/Manager

Gym Equipment Upgrades

- **Summary of discussion points:**

Current equipment functional but dated; maintenance contracts cover repairs; assess purchase (10-year lifespan) vs leasing; benchmark via site visits.

- **Decisions made:**

Investigate purchase vs lease costs and timelines; conduct site visits and report recommendations.

- **Action items/commitments and assigned owners:**

Cost analysis and quotes; report back with recommendations/timeline.
Owner: Board/Manager

Logistics

- **Next Meeting: March 3 at 4:00 p.m. Clubhouse**
- **Adjournment: 5:30 p.m.**