

## **Waterbridge HOA – Consolidated Board and Community Meetings**

**Date:** Jan 13<sup>th</sup>, 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.**