Waterbridge Homeowners Association Inc, Board of Directors Meeting

Date: 2026-03-03 4:00 PM

Location: Waterbridge Club House

Attendees: Vinnie Fezza, Kelly Page, Nancy Slater, Gary Wakley, Terence Joynt, Steve Recorl

Major Projects and Renovations

Kitchen Remodel

- **Presentation & Design:** Ed Piechocki presented the design for the kitchen remodel, which is currently in progress with the demo phase nearly complete. The project is on schedule for May completion.
    - **Signage & Artwork:** New "Waterbridge Seaside Lounge" signs, a turtle painting on PVC, and wrapped canvas prints will be installed.
    - **Layout:** A wall will be removed to create 23 feet of service area, improving flow by allowing people to enter one side and exit the other, keeping food service out of the main area.
    - **Furniture & Decor:** The decor will feature tables with light tops and dark blue bottoms, dark gray chairs, and a driftwood tile floor. A mix of table shapes will be used for flexibility. Furniture has a 20-year guarantee. Existing pieces will be repurposed.
    - **Appliances:** The kitchen will include under-cabinet refrigeration/freezers, warming units, a new sink, a microwave, a hands-free ice maker, and a pantry for cleaning supplies.
- **Budget & Approvals:**
    - The board approved a motion to purchase furniture from Casual Furniture World for $27,936.74.
    - The board also approved a motion for a $7,500 budget for kitchen appliances, sink, and faucet.

Tennis and Pickleball Court Master Plan

- Due to poor court conditions, insufficient size/number, and user conflicts, a professional landscape architect design firm was hired to create a master plan for the entire court area.
- The plan will address court space, regulation sizes, parking, green space, wind-blocking shrubs, and sun orientation. Proper lighting and windshields are also considerations.
- The current courts crack frequently due to lacking a proper concrete footer.
- The first phase will be building the parking lot, with court reconfiguration to follow the plan. A second tennis court is a goal but depends on the architect's assessment.

Gym Renovation and Equipment

- The board is researching options for new gym equipment (estimated around $50,000), including leasing versus buying, and is contacting other communities for recommendations.
- A renovation is planned to create more space by removing unused showers and reconfiguring bathrooms, potentially creating separate aerobic and weight rooms. An initial renovation estimate was $130,000.
- This project is being considered for next year's budget (2027).

Landscaping and Irrigation

- An irrigation project has started on Waterbridge Boulevard and will proceed in sections. The county has approved water meters, which now need to be paid for and installed. The system will use water pumped from the lake.
- Sod cannot be laid until the water system is operational. New sod is in progress around the pool area.
- The center island on Waterbridge Boulevard, currently a mound of dirt, needs a landscaping plan. An estimate for 55 palm trees is $32,000, excluding significant dirt removal costs. The board is awaiting advice from a landscape architect.
- The HOA maintains the entire property strip at the front, even though ownership is split with homeowners.
- Residents can request to see irrigation plans for their area via the community portal.

Infrastructure and Community Access

Amenity Access and Security Upgrades

- A new fence was installed to force single-file key card entry with help of security, creating a "digital signature" and eliminating the sign-in book.
- All amenity doors will have alarms that sound if held open for more than 20 seconds. The fitness center will get a more robust keyed alarm to deter after-hours entry.
- Remote access from home is being shut off due to abuse. Access will be proximity-based via the app (requiring Bluetooth and location services) or a physical amenity card.
- Existing amenity cards with photos will still work; those without them will be deactivated on March 31st.
- All locksets on the three main buildings will be replaced with standard door locks, re-keyed to a single set. The board approved an expenditure of $7,668 for this.

Carolina Forest Traffic Light and Access Roads

- The county has tentatively approved budgeting for a traffic light as part of a HWY 31 project, saving the community over $400,000.
- A condition for the light is that the main entrance becomes right-entry and right-exit only, with a median prevention of left-hand turns.

Parking and Fishing Area Enhancements

- A long-term plan is being investigated to improve three designated fishing areas with professional designs, parking, tables, and benches.
- There is an immediate need for overflow parking in Phases 2 and 3 near the mailboxes. Construction in Phase 3 requires locating old irrigation lines first.

Gated Community and School Bus Access

- The community is planned to be fully gated by end of 2026.
- The board is working with the gate company to provide access for school buses and emergency vehicles. The gates are frequently broken and may not be adequate for the increasing traffic.

Curb Cut Proposal

- A resident suggested cutting curbs near the bridge for safer walkway access for pedestrians and cyclists. A similar proposal was denied four years ago due to cost.
- An old estimate was $2,400 per cut. The board will get new quotes and re-evaluate.

Yellow Morel Drainage Issue

- About ten homes experience flooding from wetlands. A civil engineer found the drain is set too high.
- The board approved a $16,000 study for survey, permitting, and design of a new drain. The full repair is estimated to cost between $50,000 and $100,000.

Rules, Enforcement, and Governance

Parking Enforcement

- **On-Street Parking:** The board is enforcing no on-street parking for residents based on CCRs and county code, citing safety on narrow streets. Enforcement has reduced street-parked cars from 50-60 to 0-4 per day. Fines were changed to a flat $25, though none have reportedly been issued.
- **Vehicle ID:** Resident vehicles are identified via a license plate database. Guest vehicles result in a ticket to the adjacent home. A "common sense" approach is intended for temporary parking.
- **Parking on Grass:** Parking on grass is not permitted to protect landscaping investment. Fines and towing are potential consequences.
- **Towing Policy:** Towing signs will be installed in overflow lots to address abandoned vehicles or those with expired tags left for long periods. A printable visitor pass system was suggested.
- **Construction Vehicles:** Residents raised concerns about construction vehicles blocking streets. Board members stated they monitor this and instruct supervisors to park on one side only.

Security and Community Violations

- The board will meet with Allied Security to finalize the contract for patrols and event staffing.
- For illegal activities like motorbike racing, residents are advised to call the county police, as security has limited authority.
- A discrepancy arose between a resident's claim of widespread trash can violations and the board's assessment of high compliance (98%). Residents were asked to report violations via the portal.

Unification of ARC Guidelines

- There are three conflicting sets of Architectural Review Committee (ARC) guidelines for different phases.
- A motion passed to form a study group to create a, cohesive set of guidelines to unify community aesthetics. Existing structures may be grandfathered in.

Issues with Chesapeake Developer

- In Phase 2, Chesapeake allegedly failed to properly restore common areas they used for staging, creating trip hazards. The high cost of legal action was cited as a barrier to seeking recourse.
- Chesapeake construction trucks are reportedly using an unauthorized exit, potentially damaging the bridge.

Budgets and Other Items

Social Committee Budget

- The social committee's budget was increased by $4,400 to a new total of $19,400 to cover rising costs and support more events like live music.
- A suggestion was made to hire comedian Carrie Carabas for an event.

Community Burn Ban Awareness

- To raise fire awareness, large red "Burn Ban" signs will be posted at entrances when a county or state ban is in effect. Residents can still use fire pits with extra caution.

Electronic Bulletin Board

- The board is considering an electronic bulletin board for the front entrance. A quote is pending, and the project's priority depends on the cost.

Fire Hydrant Accessibility

- A concern was raised about grass overgrowth obscuring fire hydrants. The board will investigate.

Next Arrangements

- Complete the kitchen demolition and install new tile.
- Purchase furniture from Casual Furniture World and kitchen appliances within the approved budgets.
- Finalize the installation of amenity access upgrades, including fences and door alarms.
- Deactivate old amenity cards without photos by March 31st.
- The board will gather community feedback and ideas for the court redesign via the HOA email.
- Pay for and schedule the installation of the approved water meters for the irrigation project.
- Obtain new quotes for cutting curbs to provide walkway access near the bridge.
- The board to meet with Allied Security to finalize the security contract.
- Install towing signs in designated overflow parking areas.
- The newly formed group will begin unifying the ARC guidelines.
- Steve will investigate the accessibility of fire hydrants.
- The board will post burn ban signs around the property as needed.
- Board will obtain quotes for designing the park-like areas at the three designated fishing spots.
- Investigate the location of irrigation lines in Phase 3 to plan for new overflow parking.
- The social committee will consider the suggestion of hosting a comedy show.
- Investigate gate access solutions for school buses.
- Look for an available date for the next meeting in approximately 30 days.

Meeting Adjourned 18:07