

Meeting Information

Date: 2026-04-13 18:00

Location: Carolina Forest Recreation Center

Board Participants: Gary Wakley, Nancy Slater, Kelly Page, Terence Joynt, Vinny Fezza and Steve Rescorl (Manager)

Meeting Notes

HOA Meeting Administrative Updates

- Minutes from the last HOA meeting were approved by 5-0.
- Waterbridge is exploring a new AI assisted app. When the app is ready, a flyer will be emailed to all community members.
- A Traffic signal at Carolina Forest and Waterbridge Blvd has been approved by the County as part of the Revolutionary Way / Highway 31 ramp improvement project; construction planned by end of 2027. Conditions of approval are contingent on Waterbridge accepting that Starlit Way gate will eliminate the left turn out exit and left turn in entrance. Board to study this further as County progresses with design stage.
- All ARC documentation and ARC reviews will be handled by three HOA Board appointed ARC Committees; the ARC is seeking 3 new members.

Community Kitchen Progress

- Kitchen flooring is completed.
- Kitchen opening is targeted around May 1.
- Ice maker added.
- Furniture delivery scheduled for 4/15.
- Ed's artwork that will be used is completed and framed.

Parking and Recreation Area Sequencing

- Landscape Architect provided a plan to include 4 pickleball courts, 2 tennis courts, basketball half court, seating area, restroom facility, fully gated courts with athletic lighting and parking.
- The proposed plan will now be studied further to include projected pricing for 2027 budget and possibly beyond.
- With a future proof plan created to best utilize the entire space with all the Waterbridge court needs, the proposed parking areas at the sports courts will commence as soon as possible.
- The newly proposed parking does not affect the existing courts; the courts will remain open and unchanged at this time.

Gates and Traffic/Parking Management

- With the potential for a new traffic signal coming in 2027 and a potential to close the gates when Chesapeake and DR Horton are finished, faster open and close gate arms for the Waterbridge Blvd entrance gate lanes are being explored.
- Towing signs have been ordered; Towing enforcement will begin once installed: the signs will display no overnight parking at the sport courts area and a max of 10 minutes parking at the mailbox areas.
- All designated fishing areas parking has been tabled at this time and will not further be considered in 2026.
- Additional overflow parking in Phase 3 has been tabled at this time and will not be further considered in 2026.
- Additional overflow parking of 7 spots opposite the Phase 2 mailboxes between Starlit Way and Rose Fountain remains on track for 2026.
- Need quotes for Phase 2 mailbox area parking design.

Irrigation and Landscaping

- Irrigation on Waterbridge Boulevard has been delayed by a few weeks due to supply issues. Next step is adding the irrigation heads, water adjustment and then sod.
- Crepe Myrtles are ordered to replace the dead Cherry Trees near Starlit Way gate.
- Grasses have been ordered to replace the dead and mostly past removed grasses surrounding the outer circle of Magnolia trees around the pool parking.
- Yellow Morel drainage design to be completed within two weeks.
- Request to add a trash receptacle to the pickleball court will be fulfilled.

Road and Bridge Maintenance

- Repair planned for the bump on Rose Mallow Bridge. This will either be done by the developer as part of the final inspection of the Phase 3 roads or if not completed by them, the HOA will have maintenance smooth the bump as was done on the Waterbridge Blvd bridges.
- Fire hydrants owned and maintained by Grand Strand; serviced every three years. Nothing is supposed to be planted in a 3' minimum radius around the fire hydrants. Grand Strand does send notices to violators – the HOA will also as a courtesy notice.

Bocce Court Maintenance

- A resident asked the Board to considering exploring a maintenance contract for bocce courts surface upkeep. This will be looked into further.

Traffic and e-bikes

- The Traffic Committee has suggested the Board consider registration for e-bikes that are non-pedal-assist and exceed 28 mph due to high speeds noted on camera and reckless

riding. The Board needs to study this further with the potential for new Horry County regulations / ordinances to be released soon.

- The Board will seek to hire off duty Horry County Police officers to assist with enforcement in the neighborhood, focusing on motorized bikes, scooters, speeding, and golf carts being operated by non-licensed drivers. These patrols can begin after the paving is complete and County Traffic Engineers have signed off on the community roads/
- Speed limit on Cottage Shell may need to go back to 25 MPH when the County Traffic Engineers evaluate the roads and sign off for Horry County Police patrols.
- The Traffic Committee has suggested that 4 Children at Play signs be placed in community where most children play. (2 at playground area, 1 at Starlit Mailboxes where kids play football and 1 in phase 3 to be determined. The Board to consider this request further.

Street Sign Standardization

- The faded and cracked street name signs in phase 1 will be replaced. The count is 72 new street signs ordered at a total cost of \$3,600. Approved 5-0.
- New signage will use a capital first letter and lower case lettering after for each name, this is the new federal standard for street name signs.

Lighthouse Repairs and Walkway

- Lighthouse had water damage under the bottom of the buildings siding due to improper gutter and flashing installation; repair cost \$16,800, and work has been completed. Approved 5-0 by email.
- Painting of the tower to be completed soon.
- Receiving quotes for gutters. Gutter on 4/16/26 has been approved by email 5-0 at a cost of \$4,650.
- Brick damage to the roadway near the tower repair was approved at \$600. Approved 5-0
- Curb cuts to connect the Waterbridge Blvd road to the bridge walkways with concrete was approved at \$6,200. Approved 5-0.

Decorating and Nearby Amenities

- Catbird dog waste station approved at \$350; to be installed away from the school bus stop area. Approved 5-0
- Decorating Committee proposes LED lights on the tower; cost is \$7,325; needs further discussion.

Executive Session notes

After thoughtful consideration, the Board has decided to dissolve the Landscape Committee. We extend our sincere thanks to all committee members who have served since its formation in the spring of 2025. Your time, effort, and dedication were instrumental in enhancing and beautifying Waterbridge's common areas.

This decision reflects that landscape design services are included in our current contracts, and the 2026 landscape budget has already been fully allocated. We are truly grateful for everything the committee contributed to our community.

Meeting adjourned

Date: 2026-04-13 19:27