

Date: 2026-07-07 16:43:06

Location: [Waterbridge Community Clubhouse]

Participants: [Gary Wakly] [Kelly Page] [Terence Joynt] [Vinnie Fezza] [Nancy Slater] [Steve Rescorl]

Meeting Notes

- Topic Title: Engineering Survey and Permitting Status
 - The engineer completed survey work and is preparing the plan.
 - Coordination with the county is underway to obtain required permits.
 - No firm timeline provided; commitment to secure a clearer schedule.
 - Conclusion: Planning and permitting are in progress; timeline pending.
- Topic Title: Waterbridge Boulevard Irrigation and Sod Replacement
 - Two irrigation crews active; project nearing completion.
 - Delays due to insufficient water for sod during high heat; zones cycled to reallocate water post green-up.
 - Dead sod from a shut-off zone will be replaced; delivery delayed by a holiday-related sod farm shutdown.
 - Ongoing patch work, weed clearing, and patching; newer summer sod noted as fuller and better quality.
- Topic Title: Electrical Wiring to Island — Safety and Cost
 - Proposal to run underground electrical from clubhouse to island to replace extension cords and reduce trip hazards.
 - Milton Electric quote: \$7,200 for trenching, boring under driveway, piping, panel, 150 feet of trenching; likely 20 amp with three GFI outlets near palm trees.
 - Questions on cost drivers and need for additional quotes.
 - No decision; request for technical details and a second quote.
- Topic Title: LED Lighting for Starlight Gate Tower — Budget and Impact
 - Proposal to light the tower with LED for ~\$7,300.
 - Decorating committee proposes funding for half this year and spreading remaining costs over two years (reduced allocations of ~\$2,500 each year).
 - Vote approved 5-0
- Topic Title: Policy on Home LED Lighting and CCRs
 - Prior board policy limiting holiday LED lighting eliminated due to unenforceability.
 - 2006 CCRs lack provisions for modern LED kits; installations often proceed without architectural review; main rule retained is not aiming lights into neighbors' homes.
 - Home LED lighting allowed with the caveat of avoiding light aimed into homes.
- Topic: Vehicle Registration Compliance and Traffic Violations
 - 300 homes show no registered cars/plates; plan to email residents to request compliance.
 - 248 traffic violations last week; only 4 cars identified. Speeding on “Cottage Shell” with drivers at 35–37 mph; numerous stop sign violations.

- No enforcement changes decided; email request for compliance planned.
- Topic: Police Access and Enforcement in the Community
 - Debate on allowing police to enter and enforce traffic/safety rules (speeding, stop signs, underage golf cart driving).
 - Motion modified to conduct a community vote with clear pros/cons; motion seconded and approved 5-0. A simple majority using community votes is needed to pass.
- Topic: Traffic Light near Highway 501 and Community Entrances
 - Agreement in principle among city/county/state needed due to proximity to existing signals.
 - Phase 2 residents may be inconvenienced (no left turn into Lighthouse entrance from 501; must use Waterbridge construction gate to turn into the community).
 - Legal advice: turning down the light could pose liability exposure; U-turns permitted unless marked; mountable curbs for emergency vehicle median crossing.
 - Proceed with the traffic light to avoid potential liability despite inconvenience.
- Topic: Landscaping, Irrigation, and Erosion Priority Planning
 - Identified 19 landscape projects; irrigation funded, sod not funded; prioritization required.
 - 1: Second bridge erosion. Resident at 748 Waterbridge Blvd agreed this is common area.
 - 2: Starlit Gate bank erosion.
 - 3: Starlit Way gate irrigation repairs.
 - 4: Moss Bridge after the long bridge — provide water to prevent die-off.
 - 5: Le Sabre Loop — complete with sod.
 - 6: Rachel Carson/Cottage Shell roundabout — sod.
 - 7: Fiddlehead & Summer Rose — sod by curb with irrigation.
 - 8: Starlit Way large mailbox area — grading and hydroseeding.
 - Potential 9: Needle Grass mailbox small area landscaping if added; current cutoff at 8.
 - Board agreed to prioritize items 1–8; may revisit item 9 based on funds and commitments.
- Topic Title: Sprinkler Heads Protruding and Mowing Issues
 - Heads stick up; mowing requires straight-line cuts; improper installation; need to cut and set heads properly.
 - Planned fix for sprinkler heads to proper height.
- Topic Title: Safety Hazards at Starlit Fields (Trenches/Sinkholes)
 - Mounded terrain with trench lines causing footdrop over pipes; recent digging created sinkhole-like areas; proposal to level and hydroseed promptly; may need contractor to return and fix.
 - Level and hydroseed; request fixes from the party responsible if work is incomplete.
- Topic Title: Temporary Increase in Security Staffing and Training
 - Proposal to add an extra weekday security guard (40 hours/week) during summer due to increased non-resident access and bag checks; quote \$1,000/week; limited to seven weeks; weekends already have two guards.

- Concerns about current guard training/performance; suggestion to negotiate significant discount during training and improve communication with walkie-talkies.
- Clarified process: guards instruct individuals to leave; if noncompliant, call police for trespassing; guards cannot physically remove individuals.
- No vote taken; seek better pricing/discount from security company and revisit.
- Topic Title: Pool Access Control and Non-Resident Entry Issues
 - Reports of residents propping gates open; second gate often left open; discussion of moving from phone-based access to physical ID cards/badges (1,000 IDs; 5–10 minutes each; likely winter project).
 - Emphasis on stricter ID checks and consistent bag/cooler inspections.
 - Support to explore ID cards and improved checks; implementation deferred to off-season.
- Topic Title: Incident at Pool Involving Minors and Residents
 - Altercation involving minors and an elderly resident; adult intervened; security response inadequate; guidance to call 911 for escalation; security should instruct individuals to leave and involve police for trespassing if necessary.
 - Ongoing camera footage review; identifications not yet confirmed.
 - Reinforced escalation procedures; footage review continues.
- Topic Title: Geese Management Proposal (Gooseman Jack)
 - Vendor uses remote-controlled device and egg oiling/removal; proposed cost \$1,000/month; vendor willing to three-month trial; claims significant reductions but no guaranteed total removal.
 - Geese are creating a health hazard with their feces as well as pollution to the lake areas.
 - Due diligence to check references (e.g., golf courses), observe on-site, and assess disruption; legal/environmental notes: feeding geese is illegal; recommend newsletter reminder; coordinate with authorities; access within maintenance easements; gather homeowner yard access consents if needed.
 - Proceed with due diligence; decide via email on trial approval after site visit and references.
- Topic Title: Scheduling and Legal Update
 - Attorney call scheduled regarding a Water Ridge Boulevard accident lawsuit.
 - Next community meeting to be scheduled for September after summer; date to be determined and published.
 - Meeting adjourned to accommodate legal call; September date to be set and communicated.

Amendment to the Executive meeting which is being noted for these minutes:

- The board voted to hire a professional cleaning service for all amenities:

Due to the growth of the community and the increased use of all amenities a motion was made and approved with 3 YES (Gary, Nancy, Kelly and 2 NO (Terence, Vinnie) at an annual cost of \$55,000 per year. This cleaning will be deep cleaning with daily sanitation.