

Date: 2026-08-27

Location: Club House

Participants: Gary Wakley, Nancy Slater, Terence Joynt, Vinnie Fezza, Steve Rescorl

Meeting Notes

Project and Maintenance Updates

- Sports Courts Parking
 - Plan submitted to Horry County on August 19; awaiting approval.
 - Design largely unchanged; one additional parking spot added.
- Irrigation Projects
 - 8 of 16 projects completed; remaining 8 on schedule to finish by end of fall.
 - Work orders remain flexible based on current utility marking to avoid re-marking delays.
- Bike Path Road Striping Maintenance (Question from resident)
 - Original non-thermoplastic paint failed; original contractor not paid; a fix was applied by another company but has worn away.
 - Options:
 - Water-based paint (~\$6,000), lasts 2–3 years.
 - Thermoplastic (~\$20,000), more durable but would be removed when roads are redone.
 - County approval required for changes to road design (bike lanes, rumble strips).
 - Conclusion: Investigate cost and requirements for water-based repainting to remark bike lanes until repaving project begins.
- Speed Bumps and Traffic Calming (Question from resident)
 - Prior speed bumps removed due to construction vehicle issues.
 - New traffic light at gate expected to slow traffic; speed bumps may be redundant.
 - Conclusion: No speed bumps can be added due to the new traffic light.
- Community Electrical and Landscaping Improvements (Question from resident)
 - Trenching late Oct/early Nov to install outlets for decorations (eliminate extension cords).
 - Pricing underway to run an outlet at security post for fans/equipment.
- Fire Hydrant Accessibility (Question from resident)
 - Concern over landscaping obstructing hydrants; requires a 3-foot clear circle.
 - Some ARC-approved landscaping may not meet standards; rule change would require a board vote.
 - Conclusion: Two members (one from board other is a resident) to survey hydrants on August 28 to assess impact of potential changes.
- Erosion Control Projects
 - Starlet Gate project approved via unanimous email vote 5-0

- Waterbridge Boulevard second bridge project required formal vote. Vote was 3 YES (Kelly, Gary, Nancy) -2 NO (Vinnie, TJ) to approve. The NO votes had concerns over the cost of trees that were added to the plan to balance with other side of the bridge. Cost to add the trees \$825-\$1000 total.
- Quotes: \$22,000 (Bland) vs. \$12,465 (Evergreen, higher quality/more plant material).
- Conclusion: Approved Evergreen's \$12,465 estimate by 3-2 vote; proceed with project.

Owner Comments and Concerns

- Irrigation Project Sodding
 - Owner reported incomplete sodding on Waterbridge Boulevard; board to inspect and fix.
 - Some damage may be due to cars driving over new sod.
- Backyard Flooding Concern
 - Homeowner experiences pooling after rains despite new irrigation drain; issue predates recent work; previously installed a separate \$4,000 drain on her own.
 - County standard: pooling that dissipates within 48 hours is not considered flooding.
 - Conclusion: Board will inspect during next significant rainfall to assess need for corrective action.
- Gate Repairs
 - Animal dug a hole near Starlit gate and it will be repaired by contractor alongside brickwork from a recent accident.

Governance, Conduct, and Process

- Removal of Treasurer (TJ)
 - Resident questioned email announcing TJ's removal and Nancy's appointment; noted the email mis-cited Article mentioned in previous meeting notes.
 - Board read the confidentiality agreement prohibits sharing confidential info outside the board, including with family; outlines consequences.
 - Reason: TJ disclosed confidential information to a third party; he admitted it during executive board meeting. Board removed him from officer and committee roles but retained him as a voting board member (removal requires community vote).
 - Resident concerns raised about board stability and transparency.
- Board member was asked to be removed from the board by a resident
 - Resident Corrine Blount accused board member Kelly was starting up an HOA board just for phase 2.
 - Kelly denied any such activity was going on.
 - Resident did not provide any evidence or details.
- Meeting Minutes Accuracy and Process
 - A claim that minutes omit items/including topics not discussed; requested detailed review.

- Clarification that minutes are summaries, not transcripts; circulated for agreement by all members of the board before publication.
- No changes have been made; issue remains open.

Traffic, Safety, and Amenities

- Traffic Monitoring at Seabury and Starlight (Question from resident)
 - Concerns due to younger kids nearby.
 - Traffic committee will be asked to place a data box to review traffic/speeding
 - Typical 6–8 month device deployment. Plan to place a data box and consider relocating devices based on data.
- Bike Lane Striping and Road Safety Plan (Question from resident)
 - Poor bike lane striping noted; roads planned for redo (reserve study indicates 2028).
 - Considering rumble strips for safety instead of repainting lines
- Sports Court Lighting (Interim LED Upgrade) (Question from resident)
 - Proposal to install brighter LED bulbs in existing fixtures (~\$100 per bulb).
 - Support for interim solutions pending future area rebuild.
 - Conclusion: Team will evaluate brighter bulb replacement as a transitional improvement.
- Volleyball Court Relocation and Amenity Plan (Question from resident)
 - Current areas used for other purposes; relocation options include near bocce, playground end, or Blue Indigo median.
 - Broader amenity expansion: restrooms, running water, fencing, additional pickleball/tennis courts, separate basketball.
 - High cost; timeline uncertain; input invited via email; plan may be posted online.
 - Conclusion: Long-term project under review; no vote planned yet.

Security and Clubhouse

- Clubhouse Pool Room Incident (Non-resident Usage)
 - Report of 25–30 kids using pool tables; residency unclear; security guard removed extra guest. No incident report was completed.
 - Plan to review cameras and incident reports; speak with night patrol/security.
 - Conclusion: Verification underway on which resident let that many guests in the club house.
- Goose Population Control
 - Residents reported lawn damage and safety concerns from geese; population growth noted.
 - Options discussed with “Gooseman Jack”: chasing geese (\$1,000/month trial for 3 months) or egg control in spring (requires federal permit).
 - Conclusion: Discussion formally tabled; leaning toward addressing eggs in spring rather than starting chasing service now.

Gate Access and Closures

- Gate Hardware Options and Performance
 - Iron gates tied to gate arms with ~4-minute delay; iron gates open/close in ~13 seconds; throughput ~9 cars per cycle; mechanical speed limits.
 - Current arms open/close in ~2.5 seconds; faster commercial arms (~0.9 seconds) deter tailgating but risk vehicle damage if forced.
 - Integration risks across manufacturers; may need a single reliable system or leave iron gates open for aesthetics.
 - Stoplight coordination is critical to avoid backups.
 - Conclusion: No hardware decision; further vendor evaluation required.
- Gate Access Codes for Vendors and Deliveries
 - Permanent access codes are issued for certain vendors (cable company, Grand Strand Water, GFL/trash).
 - Residents should add delivery codes (e.g., Amazon) to accounts; assistance available for setting up, especially for Sunday closures.
 - Amazon uses per-driver/per-package codes; Board will try to verify any corporate-wide code feasibility.
 - Speeding by delivery drivers is not tied to resident codes; residents are not liable for driver behavior.
- Gate Closing Plan and Schedule
 - Phased approach to gated community operations:
 - Immediate step: Close gates on Sundays to enhance safety and restrict event access (Fall Fest with children's activities, petting zoo, bounce houses, 5K; intended for residents).
 - Next step: Consider Saturday closures after Chesapeake finishes building (target mid-October, date uncertain).
 - Full daytime closure (potentially 24/7) anticipated after start of the year; schedules (e.g., open during commute hours) subject to study/adjustment.
 - Operational focus: Avoid backups, especially with upcoming stoplight; hold informational sessions on codes/passes; consider over height sensors (~\$6,000 for two lanes).
 - Flexibility to reopen gates if closures cause issues; solicit resident feedback.
 - Conclusion: Sunday closures begin September 13 (avoids Labor Day weekend) aligned with Fall Fest; preliminary schedule approved unanimously 5-0; Saturday closures targeted for mid-October contingent on builder coordination.

Budget, Meetings, and ARC

- Budget Transparency on Capital Improvements and Payroll
 - Questions on lack of detail regarding \$356,000 in capital improvements.
 - Capital items grouped; itemized details (landscaping, amenity upgrades, etc.) to be made available upon request; format changes not confirmed.
- Budget Review Process
 - Draft budget circulated with notes; independent board review to send comments to for compilation, then to membership.

- Dedicated budget line-by-line meeting scheduled to enable adjustments and rebids.
- Conclusion: Budget-only meeting on September 28 at 3:00 PM (clubhouse); next board meeting set for October 19 at 3:00 PM (clubhouse). Annual packet approval must allow 7 days lead time; mailing deadline November 2.
- Annual Meeting Timing and Venue
 - Aim for first or second week of December.
 - Venue preference: Rec center regular rooms (capacity ~100–120, weeknights) vs. gym (Saturdays, higher capacity/cost); avoid conflicts (e.g., potential Saturday event December 5).
 - Conclusion: Plan a weeknight annual meeting in early December using regular rooms; final date pending confirmation.

Meeting adjourned at 4:35 pm