Date: 2026-010-21

Location: Zoom

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

Meeting Notes

Summary

Meeting Updates and Reports

Gary called the meeting to order and confirmed a quorum was present. The group approved and waived the reading of previous meeting minutes with a motion from Gary and a second from Kelly.

Community Infrastructure Projects Update

The board discussed three main topics: sports court parking, security gate closure, and landscaping projects. For the parking lot replacement, Steve identified two potential contractors (Weaver and a company from Conway) capable of handling the full project scope including paving and site work. Regarding gate closure plans, Nancy explained that while the community needs to become gated, Saturday closures are delayed until 2027 due to ongoing Chesapeake construction work, and the team will work with TEMS to upgrade the gate system and address traffic flow issues at the Waterbridge Boulevard entrance. Steve provided updates on landscaping progress, noting that only two irrigation projects remain, with the final sod installation and palm tree replacements expected to be completed this year or early 2027.

Clubhouse Renovation and Pool Service

The team discussed delays in tile delivery for clubhouse tile renovations, with Gary confirming the installer wants to wait until all materials are available before starting, which will likely push the opening from late October to mid-November. Steve presented a detailed comparison of two pool service bids, recommending a switch to Trident Pools from the current contractor Aaron due to their larger team, better chemical management approach, and more robust cleaning service for $48,000 annually. Several contract details were clarified, including that chemicals are not included in the base price and that proposed upgrades like enzyme addition and overflow adjustments would be separate line items.

Board Contract and Policy Updates

The board discussed a 28-page contract that needed clarification, and Steve agreed to schedule a meeting with Adam for a full-board presentation before final approval. The group addressed three

owner comments regarding pet waste in common areas, with Steve explaining that enforcing pet waste policies would be challenging due to the neighborhood's size and that temporary "no pee, no poo" signs are allowed. The board also discussed resident concerns about exterior trim lighting, particularly flashing or colored lights, with Steve explaining that implementing restrictions would require an amendment to the CCRs that would need a 2/3rds affirmative vote, and the board decided to table this discussion until they could identify other potential amendment items to address simultaneously.

Community Concerns and Traffic Safety

The board discussed several community concerns raised in chat questions. Steve explained that concrete leveling issues at the main gate would be addressed during upcoming concrete work, while tower lights were confirmed not to protrude into nearby homes. The board addressed traffic safety measures, with TJ explaining that stop signs should only be used at intersections and not on every corner, and that speed humps are not appropriate for streets due to safety concerns with golf carts and emergency response. The discussion concluded with agreement that better community education and compliance with existing traffic laws, including golf cart registration, would be more effective than additional physical traffic controls. Speed cameras were discussed as well. Cameras need at least a 200 ft straight line of sight and another 100 ft beyond the camera to catch plate info.

Community Safety and Security Planning

The board discussed traffic safety issues in the community, including speeding golf carts, e-bikes, and delivery vehicles. Kelly explained that while the board had considered allowing police patrols, registration requirements face challenges due to low compliance rates with existing regulations. The discussion then moved to security contracts, where Vinnie presented three bids ranging from $130,000 to $190,000, with Allied offering to address previous concerns and hire additional supervision. Kelly suggested reducing security hours from 5 p.m. to 1 a.m. to save over $20,000 annually, but Vinnie argued that with the community's growth to 1,100 homes, extended coverage remains necessary for property protection.

Security Hours and Costs Discussion

The board discussed security hours and costs, with Kelly proposing to reduce security hours from 6 PM to midnight to save money since the property isn't actively monitored during those unstaffed hours. TJ raised concerns about potential security gaps and the current gate system's effectiveness, noting that unauthorized access still occurs through Indigo. The group agreed to meet with security companies, particularly Allied, to discuss personnel quality and address specific issues, with Vinnie offering to arrange a meeting with Allied's area manager and supervisors to review their proposed staff.

Budget and Reserve Updates Meeting

The board discussed scheduling a future meeting once dates are confirmed with Allied, though the landscape contract with the current provider will be tabled. Steve presented budget updates showing a significant adjustment needed to recover reserve money, with reserves now requiring $520,000 in savings for next year instead of the previously projected $400,000, reducing available capital for projects to $80,000. The board was informed that a reserve study will be conducted to potentially reset the useful life of facilities like the clubhouse, kitchen and the tower which could affect future reserve requirements.

HOA Reserve Study Planning

The board discussed the HOA's financial surplus and reserve funding requirements. Steve explained that non-profits should maintain surplus below 10% of revenue, and while the current surplus is around 7.5%, they are planning to use some of it for landscaping projects. The group agreed to initiate the reserve study earlier than the scheduled 2027 spring timeframe, with Steve taking the lead and potentially getting assistance from board members for the comprehensive process which involves building inspections and documentation. The discussion also touched on potential future expenses including road work and roof replacements, with Steve noting that the current reserve study might reveal increased funding needs due to inflation.

2027 Budget and Bathroom Remodeling

The board approved the 2027 budget without any increase in HOA fees. Gary presented estimates for remodeling both bathrooms in the clubhouse, totaling around $9,900, which includes new quartz countertops, undermount sinks, plumbing fixtures, flooring, tiling, and mirrors. The board discussed whether to include hand dryers to replace paper towels, with TJ noting they would likely pay for themselves within 2-3 years due to paper towel cost savings. Kelly suggested removing the proposed $800 artwork installation from the bathrooms to save costs, while Vinnie expressed concerns about potential damage to artwork in high-traffic areas.

Bathroom and Bocce Court Renovations

The board approved an expenditure of $10,000-$12,000 for bathroom renovations, with Gary estimating an additional $5,000 for wall work pending electrical quotes. They discussed installing concrete pads for new bocce court benches and tables, with Kelly offering to get quotes from his contractor and Vinnie will meet with Bocce league coordinator after the coordinator meets with the bocce captains to determine the optimal placement of the furniture. The group also addressed the need for temporary seating at the sport complex, with Nancy noting that the new design will include seating for both guests and players, though temporary budget-friendly options may be needed in the interim.

Parking and Bike Lane Updates

The board discussed two main issues: parking enforcement and bike lane restriping. Regarding parking, they identified challenges with enforcing towing policies due to requirements for 24/7 on-call tow companies and the need to establish proper fine structures and regulations for HOA parking areas including mailboxes and sports courts. The board voted 3-2 to proceed with restriping bike lanes at a cost of $3,190, despite concerns raised by TJ about potential liability issues. Steve presented a $140,000 quote from Evergreen for sod landscaping projects across common areas in 2027, which the board will negotiate further before finalizing. The next meeting was scheduled for December 8th at 6 PM at the Rec Center.