



WOODBRIIDGE OF STATESBORO HOMEOWNER ASSOCIATION



Quarterly HOA Meeting Minutes: August 12, 2025

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Call to Order: Bradley Lawrence called the Woodbridge Plantation's HOA meeting to order at 6:02pm.

Attendees Board/Office/Member: Bradley Lawrence (Pres), Jon Cowart (VP), Ken Eichler (Treasurer/ARC Chair), James Coats (Sec), Wendy Forgacs (5th), 3 Members.

Approval of Minutes: James read the minutes of the April 8, 2025, meeting. The minutes were approved.

Treasurer's Report: April 8, 2025, balance: \$16,045. Collected since April 8, 2025: \$4,547. Expenses since April 8, 2025: \$11,088. Current balance: \$9,504.

ARC Report: -Nothing Follows-

Motions: -Nothing Follows-

Old Business:

1. Quote for replacing street signs.
2. ~~Currently looking at options for cleaning up the wooded area around the pond.~~ Currently we are not.

New Business:

1. Board members are aware or have been made aware of the proper protocols, and the importance of communication as a group as it pertains to how decisions are made through the decision-making and voting processes.
2. Board members have a plan in place, especially when there is division on a vote, to ensure we come up with the best possible solution for the community without building animosity.
3. Cost of continued maintenance on the ditches will depend on how often the ditches are mowed. Mowing the ditches regularly will cut down on the sediment build-up and will allow water to flow more freely. We have a quote for replacement of street signs but will hold off on that project until a new landscaping contract is signed.
4. HOA will send out letters to all homeowners that have a drainage ditch dividing their properties letting them know it is their responsibility to mow their ditch. If the homeowners fail to mow their respective ditches, the HOA can have the ditch cut and we will charge the homeowners. If the homeowners refuse to pay, or if they continue to not cut their ditch, the HOA will move forward with other actions. We just spent \$7000 to open 6 of the 7 ditches that were 50%-100% clogged (most were due to the homeowner not mowing the ditch), one ditch was fully open but grown up with weeds. The ditches have been neglected for almost 20 years and have a lot of sediment backed up into the drainage pipes that will wash out over time. The less grass and weeds in the ditch, the better the sediment will get washed away and not pile up at the exit of the drainpipe.



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Homeowners are responsible for mowing the ditch on their property. **The HOA will act against any homeowner caught dumping yard waste into the ditches.** We will not let those homeowners waste community money.

5. The HOA is currently getting new bids for landscaping. We will have another meeting on September 16, 2025, to discuss and vote on a landscaping contract.
6. Chemicals (to include weed/grass and insect killer) are not to be used at the pond. These chemicals leach into the pond and can kill or taint the fish, along with affecting other wildlife at the pond.
7. We will contact Joey Coty about possibly removing the tree leaning over well #1.

Member Open Forum: Member 1- Asked about the board member text messages. *The board members' group chat is considered a meeting. Discussions are held and votes are made over texts concerning the community, which is public knowledge, and the community has a right to know how we voted and why we voted the way we did. When the HOA is all in agreement on a vote, that information is still published on how we voted and why we voted that way, but the discussion thread is not posted nor is it needed at that time.

Member #2- Asked about all the different mailboxes in the neighborhood and if we can get a cheaper option approved to replace the overpriced system we currently have. *The answer is still in the development phase.

Member #3- Asked about the why homeowners are not cutting their grass, along Josh Deal, on the backside of their fence. *Homeowners (whose properties are along Josh Deal) are responsible for cutting their grass on their side of the ditch. The area between the ditch and the wooden privacy fence is the responsibility of the homeowner. Letters will be sent out to those properties that have not mowed those areas. Those homeowners can put a gate on the backside of the fence to more easily access that area without having to walk around.

Announcements: Next HOA Board meeting will be held at 6 p.m., on September 16, 2025, at 209 Canterbury Place to discuss and vote on a landscaping contract. Any complaint about a specific property needs to be emailed to wbphoa58@gmail.com. Residents can email wbphoa58@gmail.com if they wish to add any new business to the agenda.

Adjournment: Bradley moved to adjourn at 7:30 pm. Meeting adjourned at 7:30 pm.

If you have any comments or concerns, or if you have something you want added to the next agenda, please email them to wbphoa58@gmail.com or go to www.woodbridgeofstatesboro.com and use the chat function.