

Water Amenities Report 7.15.25

Boat Landing

This month, two contractors have been contacted to look at quotes on moving all the concrete located around the landing. As of today, neither has showed up. We will try to find others to quote.

Boat Landing Docks

There was some concern raised on social media regarding the docks. As part of the five-year budget plan, Water Amenities has submitted a suggestion for replacing both docks over the next two years. There is also another committee working on ideas for boat slips as well.

Dredging

Back on June 16th, Water Amenities met with the WPA board. Here are the minutes of that meeting.

Minutes to be read:

As of today, the WWPO has raised just over the \$52k that they were charged with bringing to this meeting. For the board, they have on letterhead from Anderson Brothers Bank, the account balance as well as a screenshot of the account balance.

We have available for the board to review two contracts. An AIA contract previously approved by the board and board attorney but updated for Brunswick Dock & Dredge.

Also, an updated project management quote from Earthworks Group. This will be used to monitor the dredging and authorize payments based on progress. This contract will also complete the duties of the WPA to close out the project with the required agencies.

The timeline concerns:

- The current dredge permit runs out March 1st, 2026.
- The permit can be renewed, but at a cost of approximately \$11,000 to as much as the original cost of up to \$24,000 depending on what ACOE and SCDHEC require. The spoil site may also need to be reevaluated. Any concerns may have to be addressed at an additional cost. (original cost, including permitting and fees was \$81,450)
- The dredger needs a minimum of 4-5 months to complete the job without any problems. Keep in mind that we are entering hurricane season and they are not allowed to dredge in February and March.
- Brunswick Dock & Dredge is available now and may not be later.
- Waiting longer only adds increased prices. It also allows canals to fill in at a quicker rate, requiring more material to be taken out.

There are a lot of misconceptions of what the breakdown on the actual numbers for dredging are and how they are split. We asked the WPA office to provide the last three years of invoices paid to Earthworks Group. Here are the latest numbers.

Numbers to be shared.

Due to the timeline concerns, the Water Amenities Committee would like to recommend the board proceed to approve the Brunswick Dock & Dredge contract as well as the Earthworks Management Contract with a start date of September 1st, 2025, for dredging.

In closing we would like to explain to everyone that the first low bid contractor, Carter Dredging, backed out after being awarded the bid. No board member or committee did anything wrong.

At the end of November 2024, the board approved to use Carter Dredging. The board attorney approved the draft contract. This was a draft and not a signed contract. Once Carter Dredging had the contract in

hand, they started questioning the entire contract via Earthworks Group. There was a lot of back and forth using the correct channels. Earthworks Group could not believe how unprofessional they were. They then took over two weeks off for the holidays, so there was no contact.

The first week of January we contacted Earthworks Group and had them inform Carter Dredging if they did not sign the contract by the end of the week, we were moving on.

This is when Carter Dredging sent an email to the Earthworks Group informing them that they will not be accepting the winning bid because of the contract requirements.

We reached back out to them a week later by phone to see if there was anything we could do to get them back on board. They claimed our standard AIA contract did nothing for them and only protected us. They said they did not want to answer to Earthworks Group as Project Manager. They claimed they could not get bond insurance because we are an HOA. (which is not true, we even spoke to one in Charleston ourselves and they would not even contact the company)

At that time Earthworks Group suggested rebidding the job. The bidding opened back up in mid-February. That lead us to Brunswick Dock & Dredge being our new low bidder.
End of report.

Thank you.

Adam Anderson, Chris Carroll – Cochairmen, WPA Water Amenities

Minutes of the Water Amenities Committee Meeting with the Wedgefield Plantation Board of Directors

Date: June 16, 2025

Time: 7:00 PM – 7:45 PM

Location: WPA Office, Wedgefield Plantation

Attendees:

Water Amenities Committee: Adam Anderson, Chris Carroll

Board of Directors: Eight of the nine current board members were present (Blaine Beadle Absent)

1. Call to Order

The meeting was called to order shortly after 7:00 PM.

2. Canal Dredging Funding Update

Adam Anderson and Chris Carroll provided an update on the current funding status for the canal dredging project. A funding shortfall of \$82,000 was noted, based on the difference between the original bid (approved in November 2024) and the new bid received from Brunswick Dredging. The board was also informed of the possible expenses if we do not have a contract signed by the March 2026 expiration date.

3. Funding Proposal Discussion

The committee asked whether the Board could offer any additional support to help close the funding gap and keep from losing funds already spent by the WPA. Treasurer Jonathan Rutstein proposed a cost-sharing solution in which canal lot owners would raise an additional \$52,000, and the Board would contribute the remaining \$30,000.

This proposal prompted discussion among attendees. The only noted opposition to the funding plan came from Board member Marilyn Weitz.

4. Next Steps

The meeting concluded with a mutual understanding that, if the canal lot owners can raise the \$52,000 prior to the July Board meeting, the Board would vote on the proposal at that time.

Adjournment

The meeting adjourned at approximately 7:45 PM.