



WPA Meeting Minutes

April 21, 2026

Call to Order: Bob Meltzer, President @ 7:00PM

In Attendance: Bob Meltzer, Jonathan Rutstein, Bryan Lawrimore, Adam Hall, Marilyn Weitz, Cindy Fry, Stan Earnhart.

Absent: Blaine Beadle, David Garson.

Quorum: Yes.

Minutes: Tabled pending revision of roads expenditure amount correction.

President Bob Meltzer- report [attached](#).

VP Blaine Beadle- Not present, letter read by Bob Meltzer [attached](#).

Secretary Bryan Lawrimore- report [attached](#).

Treasurer Jonathan Rutstein- reports [attached](#).

Committee Reports----

Legal chair Elizabeth Wainwright- report [attached](#), motion for legal committee to redo/start over on process of changing Covenant 26, seconded, discussion, all in favor.

Finance chair Jonathan Rutstein- reports [attached](#).

Roads chair Ralph Reifenauer- report attached, \$23,627.81 remaining on Coastal Asphalt invoice, motion to pay, seconded, all in favor. Motion for \$7,034.94 in additional road repairs by Coastal Asphalt, seconded, discussion, all in favor. Jonathan Rutstein motion to add extra speed bump at circle stop sign/cart crossing, seconded, discussion, motion carried. Bryan Lawrimore motions for survey of WPA vs. WVA property lines, discussion, no second, motion dead.

Welcome co-chair Cindy Fry- report [attached](#).

Communications- Jennifer Lawrimore reads for Blaine Beadle, report [attached](#).

Condo Liason Inge Ebert- Report [attached](#).

Compliance chair Cindy Fry- report [attached](#). Motion to add Trina Davis to committee, seconded, no discussion, motion carried.

Drainage chair Adam Hall- Report [attached](#). Motion to approve retainer payment of \$6,000 to G3 engineering to survey drainage, seconded, no discussion, all in favor.

ARC Chair Jonathan Rutstein- Motion to approve cutting two dead pine trees on William Screven road, seconded, no discussion, motion carried.

H2O Amenities co-chair Adam Anderson- report [attached](#), motion to replace second dock w/Brunswick dock and Dredge for \$37,400, seconded, discussion, all in favor. Jonathan Rutstein motions to roll over CD at Edward Jones to cover payment, seconded, discussion, motion carried.

Grounds/Landscape co-chair Jennifer Lawrimore- report [attached](#), motion to accept donated concrete bench, all in favor, motion carried. Bryan Lawrimore motion to accept bid "B" at \$35,760 as grounds/landscape recommends of bids A,B,C, seconded, discussion, Jonathan Rutstein motion to amend Bryan Lawrimore's motion to accept contingent on providing 30 day notice to current landscaper and pending legal review of contract, seconded, motion fails. Vote on original motion called, split 4/3, motion carried.

5 year plan chair Bryan Lawrimore- report [attached](#), motion for communications to create and distribute a survey re- community amenities, seconded, discussion, all in favor, motion carried.

PPE- Bob Meltzer gives report- motion to replace pond aerator \$2750 and approve pond treatments \$500 per treatment, seconded, no discussion, motion carried.

Old Business: 2nd reading of PPE policy, Cindy Fry motion to approve second reading, seconded, no discussion, motion carried. 2nd reading of Landscape policy, seconded, no discussion, motion carried. Motion for wording changes, seconded, no discussion, motion carried.

New Business: 1st reading of [Roads policy](#), motion to accept, seconded, no discussion, motion carried. 1st reading of [email policy](#), motion to accept, seconded, no discussion, motion carried.

Next WPA meeting: May 19, 2026 @ 7pm.

Meeting adjourned at 9:10PM.

Q&A with audience followed.