

**BOARD OF DIRECTORS' MEETING**  
**Via Zoom Teleconference**  
**Water's Edge (WE) Condominium**  
**Thursday, April 15, 2021**

**Board Members (In Attendance)**

Candice Grams	President
Pam McIntosh	Treasurer/Secretary
Tony Stewart	Member at Large

**Board Members (Absent)**

Matt Salzer	Vice President
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**Management (In Attendance)**

Kelly Lang	Community Manager, KPA Management
Rachel Blackwell	Independent Recording Secretary

**Meeting Called to Order**

Ms. Grams, President, called the meeting to order at 6:33 p.m.

**Unit Owners Forum**

A resident, 3348 LVD, inquired on behalf of Brock if the Board would like him to addle the goose eggs. The Board would like this to take place to try and control the goose population.

A resident, 3321 LVD, inquired on the installation of a gate on the balcony. Management informed that if a resident would like a gate installed, they will need to submit an architectural application and obtain their own contractor for installation.

A resident, 3363 LVD, inquired on the new chimney cap for the fireplace as the one on the unit is leaking. Management has informed Northeast Contracting to fabricate a new cap and will follow up regarding the installation.

**Approval of Minutes**

A **motion** was made by Ms. McIntosh, seconded by Ms. Grams to approve the March 18, 2021 Board meeting minutes as presented. The motion carried unanimously.

**Management Report**

**Deck Project** - Management reported Walker Consultants provided drawings to CRG for pricing on the decks and repair work at 3374 and 3376. Association Counsel will review all documentation and respond accordingly.

On March 12, 2020 Governor Northam declared a State of Emergency due to COVID-19. Due to this declaration, this meeting was held via electronic means, Zoom Teleconference.

There was a delay in receiving the beam for the deck at 3389, however Management has requested the debris be cleaned up no later than tomorrow.

**Pool** – The Board will be opening the pool this season. Brock has begun clean-up of the pool areas and a mailing with all the new rules and regulations will go out to the membership soon.

**Grounds Maintenance** – Management reported that the Spring clean-up is in process. Also, there is a walk-thru scheduled on April 29<sup>th</sup> at 10am with CLS to speak with them regarding some concerns with edging and some other service issues. The street sweeper was on-site today to clean the parking lot.

**Lake** – Mr. Stewart did research fountains to obtain pricing on adding a fountain. He will research further and provide pricing at the next meeting.

**Plumbing** –The installation of shut-off valves at 15 buildings has been approved and work has begun. The keys to the valves are in each building, in the event of a water leak these can be used to turn the water off quickly to limit damage.

**Pest Control**- Management has received reports of mice at Building 9. My Pest Pros have been notified and have sealed exterior cracks and baited extra stations.

**Annual Meeting** – The Board has scheduled the Annual Meeting for the month of June, it will be held virtually. Notices for the Call for Candidates will go out in the next week, owners wishing to run for the Board will need to submit their candidate statement to Management for their name to be included on the ballot. There will be an informational session held at the May meeting for all candidates to introduce themselves and a question-and-answer period from the residents.

### **Next Board Meeting**

The next Board meeting is scheduled for May 20, 2021. The Zoom link is now permanent, the meeting id is 829 4933 1854 and the password is 12345.

### **Executive Session**

A motion was made by Mr. Stewart, seconded by Ms. McIntosh to enter Executive Session at 7:21pm.

The purpose of Executive Session was to discuss delinquencies and attorney correspondence.

A motion was made by Ms. Grams, seconded by Mr. Stewart to exit Executive Session at 9:10pm.

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**Adjournment**

With no further business to discuss, the meeting was unanimously adjourned at 9:12p.m.

Respectfully Submitted,  
*Rachel Blackwell*  
Recording Secretary

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