

**Water's Edge, A Condominium
Board of Directors Meeting
Via Zoom Teleconference
Thursday, April 21, 2022**

Board Members (In Attendance)

Matt Salzer	President
Tony Stewart	Vice President
Pam McIntosh	Treasurer
Scott Gordon	Secretary
Dan Grimes	Member at Large

Management (In Attendance)

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

CALL TO ORDER:

Mr. Salzer called the open meeting to order at 6:32pm.

Approval of Minutes

A **motion** was made by Mr. Salzer, seconded by Ms. McIntosh to approve the March 17, 2022 Board meeting minutes as presented. The motion carried unanimously.

Unit Owners Forum

A resident, 3335 LVD, thanked the Board for removing several dead trees, the area looks great.

A resident, 3350 LVD, inquired on the rules for hanging planters on the balcony railings. Ms. McIntosh informed that the planters need to be in white, self-contained watering containers and must face inward on the railing for upper units.

Management Report

Pool – Management has been in contact with Winkler Pool and everything is on schedule for opening day. The cover has been removed and cleaning and preparations are underway.

Grounds – Management reported that the landscapers will be on-site tomorrow to mow. The Crepe Myrtles have all been pruned.

Exterminating – Management continues to work with My Pest Pros on their pricing and will keep the Board informed of contract negotiations.

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Lake – Management has reached out to Virginia Waters and Wetlands to get a recommendation on the aeration system and the bubblers.

Paving Project – The paving project will take place Monday-Thursday of next week. Trash pickup has been suspended for those days and will resume on Friday. The Board has arranged for vehicles to be allowed to park in the lot next door, please park as close to the back as possible.

The pathway is scheduled to be repaired and sealed on May 5th and 6th.

Insurance – The Master Policy for the Association renews in June. Once the renewal is received it will be forwarded to the Board for review. The Board can decide at that time if proposals from other agents should be obtained.

3341 Pipe Break – The pipe break at 3341 has been repaired. Dry Master dried out the unit and All Plumbing made the repairs to the pipe.

Deck Replacement/Tuckpointing – Management reported the decks are still in the permitting phase. Once approval is obtained the Board will be notified.

Tree Removal – Brennan's Tree Service was on-site and removed several trees and large limbs including the large Maple Tree near the pathway.

Annual Meeting – The Annual Meeting will be held on June 2, 2022 at 6:30pm on the tennis courts. The rain date is June 9, 2022.

Fireplace Inspections – Notices will be mailed to all residents next week, inspections are due to Management by June 20, 2022. Ms. Robin Gold has volunteered to contact companies for group rate pricing. All information will be in the upcoming notice.

Hose Bibs – Management informed that the interior hose bib plumbing is homeowner responsibility while the exterior piece is the Association responsibility. Management will obtain pricing to install spigots that can be fully maintained by the Association, more information to follow in the next meeting.

Next Board Meeting

The next Board meeting is scheduled for May 19, 2022. The Zoom meeting id is 829 4933 1854 and the password is 12345.

Executive Session

A motion was made by Mr. Stewart, seconded by Mr. Salzer to enter Executive Session at 7:51pm.

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

A motion was made by Ms. McIntosh, seconded by Mr. Stewart to exit Executive Session at 8:19pm.

Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 8:34p.m.

Respectfully Submitted,
Rachel Blackwell,
Recording Secretary

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