

**Water's Edge, A Condominium
Board of Directors Meeting
Via Zoom Teleconference
Tuesday, August 30, 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 meeting to order at 6:35pm.

Approval of Minutes

A **motion** was made by Mr. Gordon, seconded by Mr. Stewart to approve the July 21, 2022 Board meeting minutes as presented. The motion carried unanimously.

Unit Owners Forum

A resident, 3311 LVD, reported a possible roof leak in the unit that has been going in for some time and a tarp has been placed on the roof to prevent further damage. Mr. Salzer reported that the Board had a contractor inspect the roof on 08/29/22 and the official report is pending. If the leak is confirmed to be from the skylight or damage caused by contractors hired by the unit owner the repairs will be the unit owner's responsibility. In addition, the resident requested documents from the Association. Management advised that the procedure on obtaining documents has been provided and until the document is filed properly no documents will be sent.

A resident, 3320 LVD, thanked the Board for all they are doing and for the removal of the tree in front of her unit. However, when the tree was removed the stump was left and it is unsightly. Management reported that when the next round of tree work is done this stump will be removed.

A resident, 3371 LVD, reported that her unit is for sale and some of the feedback received is about the wood rot in the common stairwell in the front of the building and the state of the wood on the unit's windowsills. Ms. McIntosh reported that the wood rot in the stairwell will be taken care of very soon, the Board is awaiting the final

This meeting was held via electronic means, Zoom Teleconference, in accordance with the Virginia Condominium Act and the Electronic Meeting Policy of Waters Edge that became effective July 1, 2021.

proposal and will be approving that work. As far as the unit's windowsills, that work will most likely not be completed until next year.

A resident, 3376 LVD, inquired about the Bylaw Amendment on the agenda. Mr. Gordon reported that this is simply to update outdated items as they were written back in the 1980's and that there are no specific changes prompting the review.

A resident, 3344 LVD, inquired about the possibility of installing a free little library by the pool. The resident is happy to be the steward of the library and will register it online. The containers are approximately \$300.00 or can be built by a resident. Management asked that the information be emailed for review and distribution to the Board.

A resident, 3310 LVD, reported that the pool season is ending however the Board is trying to keep the pool open for an additional two weeks. Also, Brock would like to have three additional spigots installed around the Association for easier access to water. The Board has agreed to have these installed in the suggested locations.

Management Report

Pool – Management will send an email blast advising resident of the extended pool season once a confirmation has been received from Winker Pools that a lifeguard has been secured.

Audit– Management presented the draft 2021 audit to the Board for review. The Board will review and discuss the audit at next month's meeting.

Grounds – Management is awaiting a proposal from Pro Grounds for the installation of grasses and flowers in the area where two trees were removed.

A **motion** was made by Ms. McIntosh, seconded by Mr. Gordon to approve the use of green grasses and mulch. The unit owners will split the cost of the flower installation. The motion carried unanimously.

Lake – Management presented the recommendation for mosquito control from Virginia Waters and Wetlands. As mosquito season is ending, the Board will consider these recommendations next year.

Maintenance – Management reported that Brock has done a lot of work in the stairwells this month in addition to his normal tasks.

3334/3340 Stairwell – Management reported that Polytech Construction will be providing a proposal for repairs. Once received it will be forwarded to the Board.

This meeting was held via electronic means, Zoom Teleconference, in accordance with the Virginia Condominium Act and the Electronic Meeting Policy of Waters Edge that became effective July 1, 2021.

Decks– Management will be onsite tomorrow, as well as the Association engineer to oversee the pouring of the helical piers. The engineer will be testing the concrete to ensure it is the correct formula.

Roof Replacement – Management is obtaining three proposals from engineering firms for the oversight of the roof replacement as well as the specifications and timeline. All proposals will be sent to the Board once received.

Next Board Meeting

The next Board meeting is scheduled for September 22, 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. Gordon to enter Executive Session at 7:54pm.

The purpose of Executive Session was to discuss legal correspondence and contracts.

A motion was made by Mr. Stewart, seconded by Mr. Gordon to exit Executive Session at 8:55pm.

Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 8:56pm.

Respectfully Submitted,
Rachel Blackwell,
Recording Secretary

This meeting was held via electronic means, Zoom Teleconference, in accordance with the Virginia Condominium Act and the Electronic Meeting Policy of Waters Edge that became effective July 1, 2021.