

**Water's Edge, A Condominium
Board of Directors Meeting
Via Zoom Teleconference
Thursday, February 17, 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 6:30pm.

Approval of Minutes

A **motion** was made by Mr. Salzer, seconded by Mr. Gordon to approve the January 20, 2022 Board meeting minutes as presented. The motion carried unanimously.

Unit Owners Forum

A resident, 3310 LVD, reported that after a repair to a roof was made the water appears to be running in between the gutter and the building. Management will have Brock inspect the area and call Katchmark Construction back if necessary.

A resident, 3367 LVD, inquired as to the color of trim around the windows. Management informed that the color is white and will check with Brock to confirm if a certain brand is used. Also, this resident has a Magnolia tree that he would like to donate to the community.

A resident, 3410 LVD, inquired about replacing the tree in between buildings that was lost in the snowstorm. The Board will take suggestions on the type of tree to be planted there.

Management Report

Pool – Management provided three proposals for pool management for the 2022 season to the Board for review and discussion. The Board would like to meet with each contractor before making a decision. Management will schedule the meeting and inform the Board of day and time.

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.

Grounds – Pro Grounds was on-site and did some perennial pruning. The Spring clean-up will begin within the next few weeks. Management spoke to the contractor and asked for a calendar of scheduled services, so the Board is aware of when services are taking place, that calendar is included in this report.

Exterminating – The bait stations are in place however the price to bait them has become exceedingly high. Management will be pricing out this service and will present proposals to the Board once received.

Parking Lot Repairs – Management presented proposals to the Board for a complete resurface as well as repair and sealcoat. The Board will table further discussion until all proposals are received as there are two more contractors scheduled to visit the property next week.

Tennis Court – The Board would like to have the courts power washed. Management will obtain proposals for this service.

Next Board Meeting

The next Board meeting is scheduled for March 17, 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 7:37pm.

The purpose of Executive Session was to discuss an architectural application.

A motion was made by Ms. McIntosh, seconded by Mr. Stewart to exit Executive Session at 8:08pm.

Results of Executive Session

After much consideration by the Board, it is determined that more information is needed from the homeowner before a decision can be made on this application. Management will inform the homeowner and advise the Board of their response.

Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 8:09p.m.

Respectfully Submitted,
Rachel Blackwell, Recording Secretary

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