

BOARD OF DIRECTORS' MEETING
Via Zoom Teleconference
Water's Edge (WE) Condominium
Thursday, January 21, 2020

Board Members (In Attendance)

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

Board Members (Absent)

None

Management (In Attendance)

Kelly Lang	Property Manager, KPA Management
Rachel Blackwell	Recording Secretary

Meeting Called to Order

Ms. Grams, President, called the meeting to order at 6:32 p.m.

Unit Owners Forum

A resident, 3418 LVD, had a question regarding the year-end financial statements, specifically the bad debt allowance write-off. The total bad debt allowance of \$9,727 is included in the total delinquency in the amount of \$14,791.

A resident, 3425 LVD, inquired as to whether it is possible to obtain extra recycling bins as the bins are overflowing. The Board will monitor to see if the situation continues or was just a result of the holidays. Management will contact Capital Services regarding the broken and cracked bins and request replacements. Also, residents are reminded that plastic bags, glass and Styrofoam are not recyclable.

A resident, 3355 LVD, inquired about an Annual Meeting date. As of now, there is no meeting scheduled however the Board will continue to discuss the possibility of a virtual Annual Meeting.

Approval of Minutes

A **motion** was made by Ms. Grams, seconded by Mr. Stewart to approve the November 19, 2020 Board meeting minutes as presented. The motion carried unanimously.

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.

Deck Project

Management reported a structural issue with deterioration at 3389, the engineer has seen the problem and Management is awaiting the plan of action from the engineering firm.

Pool

Premier Pool's contract is up the Board will be putting the pool management contract out to bid for the 2021 season. If anyone is interested in joining the Pool Committee, please contact Management. Mr. Stewart will be emailing all interested parties to set up a meeting in the near future.

Grounds Maintenance

The renewal proposal from CLS was presented to the Board for review and discussion.

A **motion** was made by Ms. Grams, seconded by Ms. McIntosh to approve the CLS proposal at a cost of \$2,836.00 per month. The motion carried unanimously.

Lake

Solitude Lake Management has done some minor repair work. Their contract will be up later this year, the Board will discuss renewal options in the Spring.

Water Consumption

Consumption is down considerably. Please use water saving toilets, sinks and shower heads if possible to continue this trend.

Polybutylene Pipe Replacement

Management will be working with Brock as well as All Plumbing to coordinate schedules and begin replacements.

Next Board Meeting

The next Board meeting is scheduled for February 15, 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 Ms. McIntosh, seconded by Ms. Grams to enter Executive Session at 7:15pm.

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 7:58pm.

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.

Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 8:05p.m.

Respectfully Submitted,
Rachel Blackwell
Recording Secretary

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