

BOARD OF DIRECTORS' MEETING
Via Zoom Teleconference
Water's Edge (WE) Condominium
Thursday, June 17, 2021

Board Members (In Attendance)

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

Board Members (Absent)

None

Management (In Attendance)

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

Meeting Called to Order

Mr. Salzer, Vice President, called the meeting to order at 6:331p.m.

Unit Owners Forum

A resident, 3376 LVD, inquired on the status of the decks at 3389/3387 and 3376/3374. Management informed the decks at 3389/3387 are complete, there is some more finish work to be completed based on the inspection. The status of the decks at 3376/3374 is being handled by Association Counsel. Also, residents are cleaning decks and patios with foamy substances. A reminder to use eco-friendly cleaners will be sent since the runoff goes into the lake.

A resident, 3425 LVD, would like to have a discussion at the Annual Meeting regarding the number of large dogs in the neighborhood and the current weight limit and number of dogs per household. If the policy is changed, the current dogs could be grandfathered in.

A resident, 3335 LVD, inquired regarding the construction at the dog park. Management informed that Brock is installing a chain link fence to provide an enclosed area where dog owners can take dogs off leash.

A resident, 3348 LVD, reminded the Board that dryer vent cleaning and chimney inspections are due this year. Ms. Gold and Ms. Houston will work together to coordinate the contractors. Management will distribute notices; all cleaning and inspections will be due by October 1st.

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.

Approval of Minutes

A **motion** was made by Mr. Stewart, seconded by Ms. McIntosh to approve the May 20, 2021 Board meeting minutes as presented. The motion carried unanimously.

Management Report

Deck Project – Management, along with Walker Consultants and CRG, looked at all completed decks. Walker Consultants gave CRG a list of corrections to finalize before final payment will be released.

Pool – Management has not received any complaints regarding the pool operations. There will be four new umbrellas delivered next week. The 4th of July holiday may be busy, Board members that are at the pool will help the lifeguards should they become overwhelmed checking residents in.

Insurance – The master insurance policy was renewed at a 2% increase. The current policy amount is \$72,396.52 annually.

Grounds Maintenance – Management informed that CLS will be treating the nutsedge weeds at no charge since the last treatment was under a year ago and did not hold.

Lake – Management presented proposals for the installation of fountains. After discussion, the Board decided to replace the compressor for now and will revisit the fountain discussion later this year.

Annual Meeting – The Annual Meeting will be held on July 22nd with a rain date of July 29th. The meeting will take place on the property near the dog park/tennis court area. The Call for Candidates has been mailed, if you would like to run for the Board, please return this form by June 25th so your name can be included in the official Annual Meeting notice.

Officers Reports

Treasurer's Report – Ms. McIntosh reported that a CD will mature in June and will be reinvested. There will be a funds transfer done for the final payment of the decks and the water shut offs once they are complete.

Next Board Meeting

The next Board meeting is scheduled for August 19, 2021. The Annual Meeting will be held on July 22nd in person. The Zoom link is now permanent, the meeting id is 829 4933 1854 and the password is 12345.

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Executive Session

A motion was made by Mr. Stewart, seconded by Mr. Salzer to enter Executive Session at 7:33pm.

The purpose of Executive Session was to discuss architectural applications and contracts.

A motion was made by Ms. McIntosh, seconded by Mr. Stewart to exit Executive Session at 8:36pm.

Results of Executive Session

A **motion** was made by Ms. McIntosh, seconded by Mr. Stewart to approve the application for skylight repairs as submitted for 3359 Lakeside Village Drive. The motion carried unanimously.

A **motion** was made by Mr. Stewart, seconded by Mr. Salzer to approve the Bright Construction proposal for concrete repairs in an amount no to exceed \$20,000.00. The motion carried unanimously.

Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 8:42p.m.

Respectfully Submitted,
Rachel Blackwell
Recording Secretary

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