

BOARD OF DIRECTORS' MEETING
Via Zoom Teleconference
Water's Edge (WE) Condominium
Thursday, March 3, 2021

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
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Meeting Called to Order

Ms. Grams, President, called the meeting to order at 6:39 p.m.

Unit Owners Forum

A resident, 3418 LVD, asked where in the By-Laws it limits the residents to speak for only 3 minutes? Also, the job cost summary for the deck replacement project has been requested from this unit owner. The project is on-going however information will be emailed separately to this owner.

A resident, 3367 LVD, inquired to the repairing of potholes in the community. The Board is working on this project, repairs will take place in the Spring.

Committee Reports

Pool – Mr. Stewart reported two contractors were interviewed and proposals were received. The committee recommended Winkler Pools to the Board as their top candidate for pool management for this season. Ms. Grams thanked the entire committee for all their hard work and effort to get the proposals so quickly.

Approval of Minutes

A **motion** was made by Ms. Grams, seconded by Mr. Stewart to approve the January 21, 2021 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 received a plan from the engineer regarding the repair work at 3389. When the siding was removed for the deck replacement there was significant deterioration found, this repair work must be done before the deck can be rebuilt.

A motion was made by Ms. Grams, seconded by Ms. McIntosh to approve the additional work in the amount of \$14,900.00. The motion carried unanimously.

Grounds Maintenance

The Board would like to clean all the sand and gravel from the parking lot before the Spring clean-up takes place. The Board will inquire with CLS the possibility of bulk mulch versus the bagged mulch, one area of concern may be termites. Management will email the Board a new proposal with the updated numbers once received.

Lake

Solitude Lake Management was on-site today cutting down grass and preparing for Spring.

Trash/Snow Removal

Capital Services continues to provide trash and snow removal for the Association. Brock, in addition with Capital Services, have been great in keeping the parking lots and sidewalks clean and safe.

Polybutylene Pipe Replacement

Management will be working with Brock as well as All Plumbing to coordinate schedules and begin replacements. Ms. Lang will get the list of units not yet done from All Plumbing and send those owners a notice advising them to contact Management if they would like to schedule the replacement.

Financials

As of January 31, 2021, the Association is in great financial standing with a \$14,314.00 surplus. Ms. McIntosh continues to work very closely with Morgan Stanley to ensure CDs are reinvested when they renew at the highest possible interest rate.

Next Board Meeting

The next Board meeting is scheduled for March 18, 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. Grams, seconded by Ms. McIntosh to enter Executive Session at 7:19pm.

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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 8:00pm.

Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 8:02p.m.

Respectfully Submitted,
Rachel Blackwell
Recording Secretary

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