

**Water's Edge, A Condominium  
Board of Directors Meeting  
Via Zoom Teleconference  
Thursday, March 17, 2022**

**Board Members (In Attendance)**

Matt Salzer	President
Tony Stewart	Vice President
Pam McIntosh	Treasurer
Scott Gordon	Secretary

**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 6:34pm.

**Approval of Minutes**

A **motion** was made by Ms. McIntosh, seconded by Mr. Salzer to approve the February 17, 2022 Board meeting minutes as presented. The motion carried unanimously.

**Unit Owners Forum**

A resident, 3410 LVD, inquired as to whether a tree had been approved for planting behind her building. Management informed that the Board would be deciding this week.

A resident, 3349 LVD, has sold her unit and will be moving out in May but has two fixed Juniper Trees that she is willing to donate.

A resident, 3354 LVD, reported that some species of Magnolia Trees are native to this area and can be very beautiful. Also, is there a new owner session that new residents can attend to learn the ins and outs of the community. Ms. McIntosh informed that there will be several pot lucks taking place this summer at the pool and everyone is encouraged to participate.

A resident, 3350 LVD, inquired as to whether additional insulation can be installed as her unit was very cold over the winter with two exterior walls. Management informed that no common area repairs may be made without consent from the Board. Also, an additional bathroom may be installed and what are the requirements? Management informed that a licensed contractor must be used, the work must be to code and drawings should be included with the application.

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.

A resident, 3321 LVD, inquired on the outdoor spigots. Management reported that Brock is going to inspect all spigots and ensure one was working on each building for owners to use. Unit owners are responsible for the interior workings of the spigots as the Association does not have access to complete work inside units.

### **Management Report**

**Pool** – Management reported that the Winkler Pool management agreement has been approved and international lifeguards will be used for this pool season. Management inquired as to whether the Board would like to provide pool passes this year as none were made for the 2021 season. The Board will not be distributing pool passes this season.

**Grounds** – Management presented four proposals from Pro Grounds to the Board for review and discussion.

A **motion** was made by Mr. Salzer, seconded by Mr. Gordon to approve the trimming of three Crepe Myrtles overhanging the parking lot in the amount of \$600.00 and the trimming of the dog park area and behind 3383-3397 at a cost of \$60.00 per hour. The motion carried unanimously.

**Exterminating** – Management provided a proposal from Jesse James Critter Gitters for the installation of 91 bait stations as well as monthly maintenance. Management is still negotiating the termination of My Pest Pros and will keep the Board informed of the progress.

**Lake** – Virginia Waters and Wetlands will begin service this month and will inform Management when they will be onsite.

**Parking Lot Repairs** – Management and the Board have met with several contractors and narrowed down the proposals to NV Paving and Finely Asphalt and Concrete.

A **motion** was made by Mr. Gordon, seconded by Mr. Stewart to approve the Finley Asphalt and Concrete proposal in the amount of \$152,588.00. The motion carried unanimously.

**Deck Replacement/Tuckpointing** – Management reported the findings from the Association engineer regarding the two decks in need of replacement. Also, areas at 3366 and 3321 were evaluated and are in need of some tuckpointing.

A **motion** was made by Mr. Gordon, seconded by Mr. Salzer to approve the replacement of two decks and the tuckpointing in areas specified. The motion carried unanimously.

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**ARC Application** – An application for landscape improvements was submitted for 3373 Lakeside View Drive to the Board for review and discussion.

A **motion** was made by Ms. McIntosh, seconded by Mr. Salzer to approve the application as written. The motion carried 3-0-1.

**Tennis Courts** – The tennis courts will be power washed on March 30<sup>th</sup>. Brock will ensure the area is prepped and ready for cleaning.

**Next Board Meeting**

The next Board meeting is scheduled for April 21, 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 Ms. McIntosh to enter Executive Session at 8:24pm.

The purpose of Executive Session was to discuss delinquencies and contracts.

A motion was made by Ms. McIntosh, seconded by Mr. Stewart to exit Executive Session at 8:41pm.

**Adjournment**

With no further business to discuss, the meeting was unanimously adjourned at 8:47p.m.

Respectfully Submitted,  
*Rachel Blackwell,*  
*Recording Secretary*

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