

**BOARD OF DIRECTORS' MEETING**  
**Via Zoom Teleconference**  
**Water's Edge (WE) Condominium**  
**Thursday, May 20, 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	Community Manager, KPA Management
Rachel Blackwell	Independent Recording Secretary

**Meeting Called to Order**

Ms. Grams, President, called the meeting to order at 6:331p.m.

**Unit Owners Forum**

None

**Approval of Minutes**

A **motion** was made by Mr. Stewart, seconded by Ms. McIntosh to approve the April 15, 2021 Board meeting minutes as presented. The motion carried unanimously.

**Management Report**

**Deck Project** - Management reported Walker Consultants has met with CRG regarding the last two decks. The report from Walker will be sent to the Board once received by Management.

**Pool** – With the COVID-19 restrictions lifted the pool will resume normal operations beginning opening day, May 29<sup>th</sup>, however there will be no pool pass distribution this season. Residents will be asked to sign in using their address and the Board is limiting entry to 6 individuals per household. The Board will closely monitor this procedure and can make any alterations if necessary. Management will send an email blast noting these procedures and the pool rules. Flyers will also be mailed and posted to the mailboxes.

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.

**Grounds Maintenance** – Management walked the property with CLS in early May. CLS presented a proposal for the area near Building 9 to enhance the walkway that does not receive much sunlight by increasing the pathway and installing plants that thrive well in shaded areas. An owner has submitted an ARC application for landscaping in this area, at their cost, that was approved. The Board will reach out to see if that work is going to be completed before moving forward.

**Lake** – Management reached out to Virginia Waters and Wetlands for a proposal for management of the lake. Once received, it will be forwarded to the Board.

**Plumbing** –The installation of shut-off valves continues with 8 buildings completed. The keys to the valves are in each building, in the event of a water leak these can be used to turn the water off quickly to limit damage.

**Maintenance** – Brock has been working at the pool on the bathrooms, painting, repairing railings and repairing the Tiki Bar and deck boards. Management has been asked to order two additional pool umbrellas that tilt to replace ones that are broken.

**Annual Meeting** – With COVID-19 restrictions lifted, the Annual Meeting will now be held in person. The meeting will be held in the dog park area of the tennis court. All five Board members are up for election. The meeting will be held on July 22<sup>nd</sup> with a rain date of July 29<sup>th</sup>.

#### **Next Board Meeting**

The next Board meeting is scheduled for June 17, 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 Mr. Stewart, seconded by Ms. McIntosh to enter Executive Session at 7:15pm.

The purpose of Executive Session was to discuss architectural applications.

A motion was made by Ms. Grams, seconded by Mr. Stewart to exit Executive Session at 8:03pm.

#### **Results of Executive Session**

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

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A **motion** was made by Ms. Grams, seconded by Ms. McIntosh to approve the application for landscaping enhancements as submitted for 3397 Lakeside Village Drive. The motion carried unanimously.

**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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