

**Water's Edge, A Condominium
Board of Directors Meeting
Via Zoom Teleconference
Thursday, May 19, 2022**

Board Members (In Attendance)

Matt Salzer	President
Tony Stewart	Vice President
Scott Gordon	Secretary
Dan Grimes	Member at Large

Management (In Attendance)

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

CALL TO ORDER:

Ms. Lang called the open meeting to order at 6:35pm.

Approval of Minutes

A **motion** was made by Mr. Stewart, seconded by Mr. Gordon to approve the April 21, 2022 Board meeting minutes as presented. The motion carried unanimously.

Unit Owners Forum

A resident, 3425 LVD, reported that the STOP lettering on the pavement is already peeling. Management reported that the Board is aware of this, and the contractor is coming out to redo the lettering.

A resident, 3420 LVD, thanked Ms. Gold for coordinating the fireplace cleaning. Also, there is a door on her unit that needs replacement. Management reported that the door has been ordered as will be installed as soon as it is received. There is also water leaking on the patio that seems to be coming from the patio. Management will ask Brock to come take a look at the gutters.

A resident, 3335 LVD, inquired as to whether any assistance has been given to Brock due to the rising gas prices and is there any way to help him? Management informed that the Board has given Brock Friday off so he only commutes four days a week.

A resident, 3303 LVD, currently has 2 dogs that are over the current weight limit restriction however there is special accommodation paperwork that will be submitted. Management asked that the paperwork be sent to klang@kpamgmt.com.

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.

Management Report

Pool – Management has been in contact with Winkler Pool and everything is on schedule for opening day. The permit has been filed with the County and a lifeguard has been confirmed. Brock has completed painting the railings and filling sections where the double railing was removed.

Legal – The Board continues to work with Association Counsel to get the work stay lifted at 3376. Mr. Gordon has been a huge help with this process and Management greatly appreciates the help.

Grounds – Management reported that the root barrier has been installed around the path as contracted. The pet run had a large amount of poison ivy in it, the area has been treated and will be closed while the treatment takes effect.

Exterminating – Management has negotiated the pricing with My Pest Pros from \$125 per building per month to \$300 per month for ten buildings.

Lake – Management presented proposals from Virginia Waters and Wetlands for options in the aeration system as well as a fountain. These will be discussed later in this meeting'

Insurance – Management presented the renewal proposal for the Master Policy renewal. This will be discussed later in this meeting.

Deck Replacement/Tuckpointing – Management reported the decks are still in the permitting phase. Once approval is obtained the Board will be notified.

Tree Removal – Brennan's Tree Service will be notified that there is a stump that needs to be removed t Building 11

Annual Meeting – The Annual Meeting will be held on June 23, 2022 at 6:30pm on the tennis courts. The rain date is June 30, 2022.

Asphalt – The parking lot and pathway have both been completed. Management inquired as to whether payment can be released. The Board informed that yes, payment in full can be made on both contracts.

Next Board Meeting

The next Board meeting is scheduled for May 16, 2022. The Zoom meeting id is 829 4933 1854 and the password is 12345.

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.

Executive Session

A motion was made by Mr. Stewart, seconded by Mr. Salzer to enter Executive Session at 7:28pm.

The purpose of Executive Session was to discuss contracts and a variance request.

A motion was made by Mr. Stewart, seconded by Mr. Gordon to exit Executive Session at 8:20pm.

Results of Executive Session

A **motion** was made by Mr. Salzer, seconded by Mr. Grimes to approve the Virginia Waters and Wetlands proposal for the installation of a new Airmax aeration system in the amount of \$9,455.00. The motion carried unanimously.

A **motion** was made by Mr. Gordon, seconded by Mr. Salzer to approve the insurance renewal in the amount of \$77,480.93 for the period of 6/9/2026/8/2023. The motion carried unanimously.

A **motion** was made by Mr. Stewart, seconded by Mr. Gordon to approve variance request for the security camera installation at 3363 provided that no deck areas are recorded at any time. Cameras can be installed on the front and side of the building facing the parking area only. The motion carried unanimously.

Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 8:37p.m.

Respectfully Submitted,
Rachel Blackwell,
Recording Secretary

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