

BOARD OF DIRECTORS' MEETING
Via Zoom Teleconference
Water's Edge (WE) Condominium
Thursday, November 18, 2021

Board Members (In Attendance)

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

Board Members (Absent)

None

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 6:38pm.

Approval of Minutes

A **motion** was made by Mr. Salzer, seconded by Ms. McIntosh to approve the October 21, 2021 Board meeting minutes as presented. The motion carried unanimously.

Unit Owners Forum

A resident, 3311 LVD, reported a leak that he suspects is coming from the roof and is damaging the walls and flooring in the unit. Management has had the area looked at in the past and the conclusion from the contractor was the leak was coming from the skylight not the roof and skylight repairs are the responsibility of the unit owner. Management has scheduled another contractor to inspect the area again, that will take place tomorrow and Management will notify the resident of the findings once received.

A resident, 3376 LVD, reported a leak in her unit in the living room. Management was unaware of the situation but will have it inspected and repaired if necessary. Resident will send pictures of the leak.

A resident, 3352 LVD, became a new owner in July and reported that her home inspection indicated the roof was in need of replacement on her building. Management informed that the Board will be in the process of obtaining proposals next year however if you have any leaks please report them immediately.

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, 3349 LVD, inquired as to whether the Crepe Myrtles will be trimmed. Brock has trimmed a few already however Management will reach out to the landscape company to schedule a trimming of all of the Crepe Myrtles in the community.

Management Report

Grounds – Management provided four proposals to the Board for review and discussion.

A **motion** was made by Mr. Salzer, seconded by Mr. Gordon to approve the Professional Grounds proposal in the amount of \$34,500.00 per year. The motion carried unanimously.

2022 Budget

Management presented the draft budget to the Board for review and discussion.

A **motion** was made by Mr. Grimes, seconded by Ms. McIntosh to raise the assessments \$4/per month per unit, making the 2022 assessment \$599 per month. The motion carried 4-1.

2021-2022 Snow Removal

Management provided four proposals to the Board for review and discussion.

A **motion** was made by Ms. McIntosh, seconded by Mr. Stewart to approve the Capital Services proposal for the 2021-2022 snow season. The motion carried unanimously.

Next Board Meeting

The next Board meeting is scheduled for January 20, 2022. The Zoom meeting id is 829 4933 1854 and the password is 12345.

The Board agrees to review documents and make decisions electronically between now and the January meeting.

Executive Session

A motion was made by Mr. Salzer, seconded by Ms. McIntosh to enter Executive Session at 8:31pm.

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

A motion was made by Ms. McIntosh, seconded by Mr. Gordon to exit Executive Session at 9:34pm.

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Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 9:35p.m.

Respectfully Submitted,
Rachel Blackwell
Recording Secretary

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