

**Water's Edge, A Condominium
Board of Directors Meeting
Via Zoom Teleconference
Thursday, October 27, 2022**

Board Members (In Attendance)

Matt Salzer	President
Tony Stewart	Vice President
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 meeting to order at 6:31pm.

Officer's Reports

Secretary – Mr. Gordon reported that some Board members as well as Brock met with Pro Grounds regarding the condition of the grass. There are several areas that the turf is in poor condition due to shade, high foot traffic and pet urine. Pro Grounds will be performing aeration and seeding, this was not a part of the previous company's ground's maintenance contracts. Also, the Board would like to clarify the reason for the Bylaw Revisions that are referenced on Board meeting agendas. The revisions are to update the Bylaws and ensure they remain timely, such as allowing electronic correspondence, as recommended by Association Counsel. No action has been taken by the Board to proceed with reviewing revision recommendations at this time. The Board is not considering changing language regarding construction standards as mentioned by an unauthorized flyer distributed and unauthorized email sent to residents.

Approval of Minutes

A **motion** was made by Mr. Salzer, seconded by Mr. Gordon to approve the September 22, 2022 Board meeting minutes as presented. The motion carried unanimously.

Unit Owners Forum

A resident, 3311 LVD, had a roofing contractor present and asked him to present his findings to the Board. Mr. Gordon stated that as this is unit owner's forum, this is not the proper time to have a contractor speak. The Board has requested to do a water test on this unit and have been denied access up to this point. Mr. Salzer reported that this type of testing is industry standard and the protocol that should be followed when investigating a leak. The Board and Management will continue to communicate with this resident in writing via Association Counsel.

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, 3335 LVD, inquired as to who placed the flyers around the communities and sent emails to residents. The flyers and emails are unwanted and contain false information.

A resident, 3410 LVD, is concerned that the contractor that inspected unit 3311, without Board or Management knowledge, could have potentially caused damage to the roof. Also, the dog policy should be revisited due to the state of the turf. Mr. Gordon reported that the Board hears from residents often due to the policy, some in favor and others not. The Board will work on getting a survey out to all residents, so all owners have a chance to respond.

A resident, 3308 LVD, feels that the unit owner of 3311 should have to provide proof that Mr. Spaletta is in fact the managing agent of the unit.

A resident, 3344, thanked the Board for the approval of the little library. As far as the actual structure, is there a budget or can donations be obtained for it? Ms. Gold will post the link for donations on the List Serve and the Association will cover the shortage between the donations and the cost of the structure. Ms. Medina will send an email with proposed locations for installation to the Board.

A resident, 3310 LVD, inquired as to whether the pool deck can be left open for socialization thru December? Management responded that an inquiry to the Association's insurance agent will be made to ensure there are no liability concerns.

Management Report

Pool – The pool winterization is complete. The Board will need to consider if extending the season should be a part of the contract for next year. The Board decided that yes, please obtain pricing for one additional week and two additional weeks.

Grounds – Management presented a proposal to address some of the problem turf areas. The Board will table this proposal for now and see how the aeration and seeding takes first. Mr. Stewart inquired as to whether Pro Grounds can clear out the dog park area now that the plants are dormant. Management will inquire with them and advise.

Gutters – Two more cleanings will take place this year, one mid-November and another mid to late December.

Lake –Virginia Waters and Wetlands does not service the lake in the winter to preserve costs. Brock will monitor the lake from November thru February.

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Additional Spigots – Management presented a proposal for the installation of additional spigots at \$2,400.00 per spigot. Mr. Gordon spoke to Brock, and he does not feel the installation is worth the cost at this time. The Board may revisit this in the Spring with additional proposals if necessary.

Tree Removal – Brennan’s Tree Removal removed three trees. If any debris is left behind, Pro Grounds will remove it after the stumps have been ground.

Roof Replacement – Management presented five proposals from engineering firms for the oversight of the roof replacement as well as the specifications and timeline to the Board for review and discussion.

A **motion** was made by Mr. Gordon, seconded by Mr. Salzer to approve the Reliable Engineering proposal in the amount of \$14,300.00. The motion carried unanimously.

ARC Modification – Management presented an ARC modification application to the Board for the installation of a gate on the deck of unit 3354. After discussion, the Board would like to look at the deck and discuss further. The homeowner will be advised of a decision within one week.

Next Board Meeting

The next Board meeting is scheduled for November 17, 2022. The Zoom meeting id is 829 4933 1854 and the password is 12345.

Executive Session

A motion was made by Mr. Salzer, seconded by Mr. Gordon to enter Executive Session at 8:04pm.

The purpose of Executive Session was to discuss contracts, personnel, and violations.

A motion was made by Mr. Salzer, seconded by Mr. Gordon to exit Executive Session at 9:30pm.

Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 9:31pm.

Respectfully Submitted,
Rachel Blackwell,
Recording Secretary

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