

**Water's Edge, A Condominium
Board of Directors Meeting
Via Zoom Teleconference
Thursday, September 22, 2022**

Board Members (In Attendance)

Matt Salzer	President
Pam McIntosh	Treasurer
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:

Mr. Salzer called the meeting to order at 6:32pm.

Approval of Minutes

A **motion** was made by Mr. Gordon, seconded by Mr. Salzer to approve the August 30, 2022 Board meeting minutes as presented. The motion carried unanimously.

Unit Owners Forum

A resident, 3311 LVD, reported a possible roof leak in the unit that has been going in for some time and a tarp has been placed on the roof to prevent further damage. The Board did have a contractor assess the area and a report of the findings was provided to Management and the Board. The resident does not feel that the skylight is the owner's responsibility as it is outside of the unit however the Board has obtained a legal opinion from Association Counsel that states the skylights are the unit owner's responsibility as the skylights service the individual units and are not considered common elements. The resident also believes that there is an individual serving on the Board that is not an owner. Mr. Gordon responded that all Board members are legal owners however there is a member that uses a nickname rather than their full legal name. The resident also wishes to obtain books and records from the Association. Management responded that Administrative Resolution 2012-01 which outlines how books and records shall be obtained has been sent via email. No books or records will be given unless the details outlined in this policy are followed.

A resident, 3418 LVD, inquired on the status of the exterior building repairs to his building. Ms. McIntosh informed that the Board is currently working on these repairs, the first set of repairs is complete, and the second set of repairs is beginning. This building is in line and will be completed on the fourth set of repairs.

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, 3425 LVD, inquired as to the status of the work being done by Fairfax Water and if an end date is known. Management reported that despite several attempts to contact Fairfax Water no information has been obtained.

A resident, 3376, inquired on the removal of the gumball trees near 3366. Mr. Gordon informed that there are three trees near 3366 and the tree that is closest to the parking lot will be removed. When that tree is removed, the stumps between buildings 10 and 11 and 16 and 17 will also be removed.

A resident, 3363, asked if the trees on the property are inspected regularly. Mr. Salzer responded that Brock has a good handle on the status of the trees and also walks with the tree contractor when they are onsite. Also, can an email reminder be sent to remind residents to pickup after their pets, especially when the feces are in someone else's yard. Management responded that yes, an email blast reminder can be sent.

Management Report

Pool – The pool season was extended for five days however lifeguard shortages did not allow it to be open any longer. Management will reach out to Winkler and have the cover placed on the pool so the pool deck may be used for social events.

Audit– Management presented the draft 2021 audit to the Board for review.

A **motion** was made by Mr. Salzer, seconded by Ms. McIntosh to approve the 2021 audit as written. The motion carried unanimously.

Grounds – Management presented a contract renewal proposal from Pro Grounds to the Board for review and discussion.

A **motion** was made by Mr. Gordon, seconded by Mr. Grimes to approve the one-year renewal contract in the amount of \$40,278.84 annually. The motion carried unanimously.

Management provided a proposal from Pro Grounds for the area behind 3333 and 3335 where the pine trees were removed. The hedges and mulch will be provided by the contractor and the unit owners have agreed to pay for the plantings.

A **motion** was made by Mr. Salzer, seconded by Ms. McIntosh to approve the Pro Grounds proposal in the amount of \$1,662.45. The motion carried unanimously.

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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Maintenance – Management presented a proposal from PolyTech Construction for maintenance items including rotten wood replacement and shingle replacement to the Board for review and discussion.

A motion was made by Ms. McIntosh, seconded by Mr. Salzer to approve the PolyTech Construction proposal in the amount of \$4,630.00. The motion carried unanimously.

Decks– The helical piers have been poured and have passed inspection. Construction should move quickly from this point thru completion.

Roof Replacement – Management is obtaining three proposals from engineering firms for the oversight of the roof replacement as well as the specifications and timeline. All proposals will be sent to the Board once received.

Spigots – Mr. Gordon spoke with Brock in regard to the placement of new spigots. The areas where the new spigots should be installed are next to 3380, between buildings 13 and 14 and on the ‘island’ in front of units 3353 and 3357 as they are near manhole covers. Management will advise All Plumbing of the locations and schedule the installation.

Modification – A landscape modification was presented to the Board for review and discussion.

A **motion** was made by Mr. Gordon, seconded by Ms. McIntosh to approve the landscape modification for unit 3397. The motion carried unanimously.

Next Board Meeting

The next Board meeting is scheduled for October 27, 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 Ms. McIntosh to enter Executive Session at 7:43pm.

The purpose of Executive Session was to discuss legal and homeowner correspondence.

A motion was made by Mr. Salzer, seconded by Mr. Gordon to exit Executive Session at 8:10pm.

Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 8:11pm.

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Respectfully Submitted,
Rachel Blackwell,
Recording Secretary

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