

**BOARD OF DIRECTORS' MEETING**  
**Via Zoom Teleconference**  
**Water's Edge (WE) Condominium**  
**Thursday, September 23, 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)**

Rachel Blackwell      Independent Recording Secretary, KPA Management

**CALL TO ORDER: (Executive Session)**

Mr. Salzer called the meeting to order at 6:00 pm, immediately entering Executive Session to meet with the Association auditor, Jeremy Powell of Goldklang Associates.

**CALL TO ORDER: (Open Session)**

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

**Unit Owners Forum**

A resident, 3425 LVD, inquired as to whether an email blast including the agenda can be sent out as a reminder for the monthly Board meetings. Management has taken note and will send out a reminder moving forward.

**Approval of Minutes**

A **motion** was made by Mr. Salzer, seconded by Mr. Grimes to approve the September 23, 2021 Board meeting minutes as presented. The motion carried unanimously.

**Management Report**

**Grounds** – Management reported that on-site meetings with four contractors, three new plus CLS, will take place next week. Proposals will be to the Board for review no later than November 10<sup>th</sup>.

**Gutters** – The next cleaning will take place in November; Management will inquire as to whether something other than bee bees can be used to ensure the gutters are clear.

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.

**Maintenance Tracking Log** – The log is included in the package and has also been converted to a Google document for easy editing. This will help the Board and Management keep track of tasks that are on-going or requested.

**Parking Lot Repairs** – Management is obtaining proposals for this project and will be meeting contractors on-site over the next few weeks.

**Plumbing** – All Plumbing was on-site today and fixed two trip hazards and replaced two shut-off valve caps so they are all identical. Brock has asked to order five more keys for the shut-off valves, the Board has approved that request.

**Next Board Meeting**

The next Board meeting is scheduled for November 18, 2021. 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 6:53pm.

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

A motion was made by Ms. McIntosh, seconded by Mr. Stewart to exit Executive Session at 7:42pm.

**Adjournment**

With no further business to discuss, the meeting was unanimously adjourned at 7:48p.m.

Respectfully Submitted,  
*Rachel Blackwell*  
Recording Secretary

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