

**Water's Edge, A Condominium
Board of Directors Meeting
Via Zoom Teleconference
Thursday, February 23, 2023**

Board Members (In Attendance)

Matt Salzer	President
Tony Stewart	Vice 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. Stewart called the meeting to order at 6:30pm.

Approval of Minutes

A **motion** was made by Ms. McIntosh, seconded by Mr. Gordon to approve the January 26, 2023 Board meeting minutes as presented. The motion carried unanimously.

Unit Owners Forum

A resident, 3418 LVD, inquired on the status of the proposal for repairs to wood rot on trim and windowsill repairs. Management informed that the proposal has not yet been received from the contractor, however it will be forwarded to the Board as soon as it is received.

A representative of the owner of unit 3311 read portions of a letter that was sent to the Board and Management. The unit was cited by Fairfax County Compliance for a faulty skylight. The resident appealed with the Local Board of Building Code Appeals and states the appeal was upheld finding that the code compliance board would not hold the unit owner accountable. As the code compliance board is not the authority for interpreting the Association's legal documents, the Board stands in their position that the skylights are unit owner responsibility.

A resident, 3367, would like to be added to the list of wood rot repairs. Management informed that the current list is closed however the unit can be added to the next list as these repairs are ongoing. Also, there is algae coming up in the lake that may need to be addressed by the lake management company. Mr. Stewart will monitor the algae and

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remove what he can via boat. Mr. Gordon will take photos of the algae and send them to Management so they can be forwarded to Virginia Waters and Wetlands.

A resident, 3363, asked if there was a particular timeframe that repair work is completed. Management informed that repair work is done year-round on an as-needed basis. If there are any repairs needed, residents are encouraged to email Management.

A resident, 3376, inquired on a timeline for roof repairs. Management informed that a timeline has not yet been set, however the Board is meeting with their engineer tonight to discuss the proposals.

Management Report

Pool – Management reported that six bar stools and twelve table chairs have been ordered and will be delivered in approximately three weeks.

Grounds – Management reported that the mulch bed cleaning and edging will begin in March. Two proposals were submitted for the cutting down of a large pine tree by the tennis courts to the Board for review and discussion.

A **motion** was made by Ms. McIntosh, seconded by Mr. Salzer to approve the Pro Grounds proposal in the amount of \$1,600.00. The motion carried unanimously.

Gutters – Gutters will be cleaned in the Spring.

Lake – Management will send the algae photo to the Virginia Waters and Wetlands and advise the Board on their recommendation.

Maintenance – Management reported that Brock did some electrical repairs on pole lights, pruned Crepe Myrtles, and painted common area lights and light poles. An order of wood for deck board replacement will be placed soon.

Roof Replacement – Management reported that Bobby from Reliable Engineering will be joining the meeting in Executive Session to discuss the four roof replacement proposals.

Trim Rot Repairs – Management is waiting for the proposal for round three of repairs and will forward to the Board once received.

ARC Modifications - Management presented two applications for account # 064 for the installation of a new door and an overhead ceiling structure on the deck.

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A **motion** was made by Mr. Gordon, seconded by Ms. McIntosh to approve the applications as submitted, with the stipulation that affirmation from Association Counsel that the overhead structure does not violate Association rules is received. The motion carried unanimously.

Next Board Meeting

The next Board meeting is scheduled for March 23, 2023 at 6:30pm. 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. Stewart to enter Executive Session at 7:25pm.

The purpose of Executive Session was to discuss meet with the Association's engineer to discuss roof replacement contracts, legal correspondence, and delinquencies.

A **motion** was made by Mr. Salzer, seconded by Ms. McIntosh to exit Executive Session at 9:13pm.

Results of Executive Session

A **motion** was made by Mr. Gordon, seconded by Mr. Salzer to move forward with the recommendation from Association Counsel regarding account number 143. The motion carried unanimously.

Adjournment

With no further business to discuss, the meeting was unanimously adjourned at 9:14pm.

Respectfully Submitted,
Rachel Blackwell,
Recording Secretary

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