

**MINUTES OF June 16, 2021, 7:00p.m.**  
**Virtually by Zoom**

**CALL TO ORDER:**

The meeting was called to order at 7:00p.m.

**NOTATION OF ATTENDANCE:**

The Board provided introductions and announced officers.

John Pesce, President

Andrew Saundry, Secretary

Pat Stoup, Treasurer

Mark Smith, At-Large

Others:

Kristin Czarick, CMCA, AMS, WLA GM

Shelia Jenkins-Diaz, Executive Assistant  
to the GM

Dean Spear, Covenants Assistant

Bill Hudak, First Service Residential

**APPROVAL OF MINUTES:**

Mark Smith offered a motion to approve the May 19, 2021 minutes.

Andrew Saundry provided the second.

Motion carried 2 to 1. (Smith/Saundry yay; Pat Stoup nay)

**CONTRACTOR REPORT:**

**FINANCIAL REPORT:**

Bill Hudak provided the financial report for May 2021. Financials provided electronically and uploaded to FSR Connect. Community center expenses, tree maintenance and site maintenance expenses are down. Reserve deposits for tot lots have been processed.

**GM REPORT:**

GM updated that the first phase of annual inspections is nearing completion with 12 neighborhoods inspected and 10 neighborhood letters sent.

Pool pass distribution has increased with County Covid restrictions lifting. Due to numerous mail issues, pool passes are being held at Pool A for pick up following the application process.

Tot lot replacement is still scheduled for later June/early July. Notice will be posted on the Association website and through a NewsAshore.

The office has outreached to interested residents for the Community Engagement & Pool Committees. Residents are reminded that they must sign off on the Committee Code of Ethics & Committee Resolution in order to participate. Residents are encouraged to look for an email from the Association office.

**OLD BUSINESS:**

**NEW BUSINESS:**

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Joe Gleason of Montgomery County Code Enforcement and Robert Brooks of Montgomery County recycling were present to provide presentations.

Joe Gleason discussed working with Waters Landing on enforcement. Letters are sent with time frames to render repairs or correct violations, with time frame determined based upon the violation, for example 5 days for grass or 30 days for major violations.

Robert Brooks is a program specialist with Montgomery County recycling. MC is currently in a program to assess contaminants, such as Styrofoam, in recycling containers and leaving notices on bins. Residents can contact 311 for new or replacement containers. Two cart size options are available, 35-gallon and 65-gallon. Residents may utilize multiple bins as long as items are not comingled. For example, all plastic in one bin, all paper & cardboard in another. Yard trim should be bundled, no larger than 4' in length, 4" in diameter, and less than 45 pounds. The Association staff are working with Montgomery County recycling on an outreach program.

**Large Unit Turnover Threshold**

**ACTION:** Mark Smith provided a motion to discuss the turnover threshold for large units. Andrew Saundry provided the second.

Large units are neighborhoods where the managing agent pays the Association in bulk. This includes 4 condominium complexes and 4 apartment complexes. Bill Hudak confirmed that late notices are sent following the 15<sup>th</sup> of the month. Mark Smith amended the motion to begin the turnover process for large units following the 15<sup>th</sup> of the month.

Pat Stoup provided the second.

Motion Carries. (Smith/Stoup aye; Saundry abstain)

**RBC Investments**

RBC maintains \$500,000 in long term reserve investments. John Pesce discussed that Michael Penisi of First Service Financial reviewed Waters Landing investments and provided a table of options for reference. First Service maintains several investments for the Association. Investment options will be reviewed with The Goldklang Group, Waters Landing's auditor.

**ACTION:** Andrew Saundry provided a motion for Loren Danielson to investigate re-investment options for \$500,000.

Mark Smith provided the second.

Motion carried. (Smith/Saundry aye; Stoup abstain)

**Pat Stoup statement and resignation.**

Pat Stoup read a statement, which included several motions to include his resignation from the Board. GM acknowledged that the first two motions regarding dissolution of Waters Landing and establishment of a new management structure is not allowed as is by the Association documents. Board resignations do not require a motion. Mr. Stoup can provide his resignation in writing to the Board.

**OPEN FLOOR:**

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Open floor opened at 8:11 p.m.

- I. Kim Schwalm asked about violation letters, Covid expenses and about the lawsuit for CSL. GM & CA addressed that violation letters are sent by USPS, but the second notice would be sent by Certified mail. Residents may contact the office to discuss violations and time frame for repairs.
- II. Anita Weinstein thanked Pat Stoup for his service and did not mean to come across as adversarial. It was also asked about covid expenses as compared to legal expenses. Expenses are being reassessed for reclassing. Ms. Weinstein also had questions regarding CSL and if the complaint could be amended.
- III. Mark Sagarin thanked Pat Stoup for his service. He also had questions regarding doubtful accounts. Bill Hudak addressed doubtful accounts.
- IV. Bruce Schwalm thanked Pat Stoup as well. Bruce wanted to encourage a hybrid option for meetings if the Board should begin in-person meetings. He also had questions about the CSL lawsuit and if independent counsel is needed. He also asked if in collections, legal fees are included. Bill Hudak and GM confirmed that legal fees are included in the collections process.
- V. Laura Magnuson wanted to also encourage Zoom meetings. She also had questions about the COVID legal expenses. There were also questions regarding the CSL lawsuit, if the proper entities have been served, if the process has been followed correctly. Pat Stoup discussed that the Board has been informed that the process has been filed, and that a meeting is scheduled with WTP.

Open floor closed at 8:57 p.m.

**ADJOURNMENT:**

**ACTION:**

Andrew Saundry offered a motion to adjourn the meeting at 8:57p.m.  
Mark Smith provided the second.

Motion carried unanimously. (Saundry/Stoup/Smith)