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CLOSING STATEMENT FROM 3/15/22 CLOSED SESSION

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Time of closed session: March 15, 2022, 4:00 p.m.

Place (location) of closed session: Zoom

Purpose of closed session: To discuss legal matters.

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4)(iii)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: John Pesce

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Erik Herron, Laura Magnuson, Mark Sagarin

Names of members voting opposed: None

Absent: None.

Members Present: John Pesce, Nic D'Ascoli, Erik Herron, Laura Magnuson and Mark Sagarin.

The Board of Directors met with legal counsel (Whiteford Taylor and Preston LLP) to discuss the ongoing litigation involving Churchill Senior Living and other collections' matters.

The Board adjourned at 6:00 p.m.

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CLOSING STATEMENT FROM 4/2/22 CLOSED SESSION

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Called to order at 12:35pm,

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: John Pesce

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Erik Herron, Laura Magnuson, Mark Sagarin

Names of members voting opposed: None

Absent: None.

Purpose: To discuss legal matters pertaining to ongoing litigation with CSL and other legal issues involving CSL.

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4)(iv)

Members Present: John Pesce, Nic D'Ascoli, Erik Herron, Laura Magnuson and Mark Sagarin.

1. The board discussed the ongoing litigation with CSL.
2. The board discussed other legal issues involving CSL.
3. The board unanimously passed a motion to direct WTP to prepare a letter with respect to other legal issues involving CSL.
4. The board discussed its strategy with respect to settlement of the ongoing litigation with CSL.

Adjourned at 3:00pm.

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CLOSING STATEMENT FROM 4/21/22 CLOSED SESSION

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Called to order at 4:05pm,

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: John Pesce

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin

Names of members voting opposed: None

Absent: Erik Herron.

Purpose: To discuss legal matters pertaining to collections

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4)(viii)

Members Present: John Pesce, Nic D'Ascoli, Laura Magnuson and Mark Sagarin. GM Kristin Czarick also present.

1. The board discussed pending collections matters.
2. The board unanimously approved parameters for a settlement proposal pertaining to an outstanding collections matter.

Adjourned at 6:00pm.

CLOSING STATEMENT FROM 5/25/22 CLOSED SESSION

Called to order at 4:30pm,

Place (location) of closed session: HOA Community Center

Purpose of closed session: To discuss legal matters pertaining to ongoing litigation with Churchill Senior Living (CSL) and other legal issues involving CSL. To discuss personnel matters.

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4)(i), (ii), and (iv)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: John Pesce

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron

Names of members voting opposed: None

Members Present: John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron. Erik Herron departed at 5:00pm.

1. The board discussed personnel matters.
2. The board discussed the ongoing litigation with CSL.

Motions:

1. Motion to approve all of the closing statements from the past 4 Closed Meetings offered by Erik Herron, Mark Sagarin offered a second. Motion carried unanimously. (D'Ascoli/Magnuson/Sagarin/Herron).
2. Motion to direct WLA General Manger, during the 2023 Budgeting Process, to (1) increase CSL fees in line with the Regular Apartment Complex Rate, (2) include all 255 units in CSL I and II in the assessment, and (3) charge CSL an additional pool usage fee for each unit in line with pool fees charged to other units, was made by Nic D'Ascoli. A second was offered by Erik Herron. Motion carried unanimously. (D'Ascoli/Magnuson/Sagarin/Herron).
3. Motion to direct the AERC (via John Pesce) to review the CSL County-Submitted Application for conformance to WLA architecture, and make recommendation back to the Board, was made by Erik Herron. Mark Sagarin offered a Second. Motion carried unanimously. (D'Ascoli/Magnuson/Sagarin/Herron).

Meeting Adjourned at 7:30pm

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CLOSING STATEMENT FROM 6/7/22 CLOSED SESSION

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Called to order at 11:05pm,

Place (location) of closed session: Zoom

Purpose of closed session: Consultation with auditors in connection with pending or potential litigation.

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4) (iv)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: John Pesce

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron

Names of members voting opposed: None

Members Present: John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron. Erik Herron departed at 11:55pm.

Others Present: Anne Sheehan (CPA), Hieu Nguyen, Trent Harrison, Donald Perper, Jack Boselli, Sonia Hilare (CPA), Kristin Czarick (WLA General Manager).

1. The board discussed the budgeting process, auditing of reserve study, and other financial matters with auditors (Goldklang) and accountants (FSR).
2. The board discussed collections and our reserve study with auditors.

Motions:

1. Motion to approve sealed minutes from the board's last closed session (5/25/2022) offered by Nic D'Ascoli/, Mark Sagarin offered a second. Motion carried unanimously. (D'Ascoli/Magnuson/Sagarin/Herron).

Meeting Adjourned at 1:47pm

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CLOSING STATEMENT FROM 7/14/22 CLOSED SESSION

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Called to order at 4:15pm,

Place (location) of closed session: Microsoft Teams

Purpose of closed session: Consultation with attorneys in connection with pending litigation.

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4) (iii)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: John Pesce

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron

Names of members voting opposed: None

Members Present: John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron..

Others Present: Tiffany M. Releford, Partner, Whiteford Taylor and Preston LLP; Jeffrey C. Seaman, Partner, Whiteford Taylor and Preston LLP; Ben Andres, Associate, Whiteford Taylor and Preston LLP.

The board discussed pending litigation concerning Churchill Senior Living.

Meeting Adjourned at 5:26pm

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CLOSING STATEMENT FROM 7/15/22 CLOSED SESSION

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Called to order at 4:05pm,

Place (location) of closed session: Zoom

Purpose of closed session: Consultation among board members regarding pending litigation, personnel matters, and the terms of business transactions in the negotiation stage.

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4) (i),(iv),(vi)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: Mark Sagarin

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron

Names of members voting opposed: None

Members Present: John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron.

Others Present: None.

The board discussed matters concerning pending litigation with Churchill Senior Living and staffing.

ACTION:

Mark Sagarin offered a motion to approve the 7/14/22 Closed Session minutes.

Nic D'Ascoli provided the second.

Motion carried. (D'Ascoli/Herron/Magnuson/Sagarin)

Meeting Adjourned: 5:56pm (no formal motion).

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CLOSING STATEMENT FROM 8/1/22 CLOSED SESSION

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Called to order at 4:00pm

Place (location) of closed session: Zoom

Purpose of closed session: Consultation among board members regarding pending litigation.

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4) (iv)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: Mark Sagarin

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron

Names of members voting opposed: None

Members Present: John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron (arrived at approximately 4:30).

Others Present: None.

The board discussed potential litigation with Churchill Senior Living.

ACTION:

Nic D'Ascoli offered a motion to approve the 7/15/22 Closed Session minutes.

Mark Sagarin provided the second.

Discussion: Erik Herron clarified that a change from Nic D'Ascoli was incorporated in the minutes and that a document from D'Ascoli would be appended to the minutes.

Motion carried. (D'Ascoli/Herron/Magnuson/Sagarin)

Meeting Adjourned: 5:30pm

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CLOSING STATEMENT FROM 8/2/22 CLOSED SESSION

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CALL TO ORDER: 1:00pm.

Place (location) of closed session: Zoom

Purpose of closed session: Consult with Statefarm Insurance broker, to ensure adequate coverage.

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4) (i),(iv),(vi)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: Laura Magnuson

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron

Names of members voting opposed: None

Members Present: John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin,

Others Present: David Vidmar (State Farm), Jose L. Osinaga (State Farm)

WLA Board members consulted with Statefarm insurance brokers regarding WLA insurance.

Meeting adjourned: 2:30:pm

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CLOSING STATEMENT FROM 8/3/22 CLOSED SESSION

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Called to order at 4:00pm,

Place (location) of closed session: Microsoft Teams

Purpose of closed session: Consultation with WTP regarding CSL litigation.

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4) (iii)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: Mark Sagarin

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron

Names of members voting opposed: None

Members Present: John Pesce, Nic D'Ascoli, Laura Magnuson, Mark Sagarin, Erik Herron (arrived at approximately 5:30).

Others Present: Jeffrey C. Seaman (WTP), Ben Andres (WTP).

The board discussed pending or possible litigation concerning Churchill Senior Living with attorneys from Whiteford Taylor and Preston, LLP.

Meeting Adjourned: 6:15pm

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CLOSING STATEMENT FROM 8/17/22 CLOSED SESSION

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CALL TO ORDER: 9:22pm.

Place (location) of closed session: Zoom

Purpose of closed session: To discuss ongoing litigation and staffing.

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4) (i), (iv), (vi)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: John Pesce

Second: Erik Herron

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Mark Sagarin, Erik Herron

Names of members voting opposed: None

Members Present: John Pesce, Nic D'Ascoli, Mark Sagarin, Erik Herron

Others Present: N/A.

WLA Board discussed ongoing litigation in closed session immediately following open meeting.

Meeting adjourned (no formal motion): 9:42:pm

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CLOSING STATEMENT FROM 8/25/22 CLOSED SESSION

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CALL TO ORDER: 4:36 pm.

Place (location) of closed session: Zoom

Purpose of closed session: To discuss ongoing litigation

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4) (i), (iii), (vi)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: John Pesce

Second: Nic D'Ascoli

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Mark Sagarin, Erik Herron, Laura Magnuson

Names of members voting opposed: None

Members Present: John Pesce, Nic D'Ascoli, Mark Sagarin, Erik Herron, Laura Magnuson

Others Present: Ben Andres (Whiteford, Taylor & Preston LLP), departed before end of meeting.

The WLA Board discussed ongoing litigation in closed session with WTP.

Meeting adjourned (no formal motion): 7:00pm

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WATERS LANDING HOA CLOSING STATEMENT FROM 9/21/22 CLOSED SESSION (DRAFT)

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CALL TO ORDER: 10:00 p.m.

Place (location) of closed session: Zoom

Purpose of closed session: Ongoing litigation & Staffing Concerns

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4) (i), (iii), (vi)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: John Pesce

Second: Nic D'Ascoli

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Mark Sagarin, Erik Herron, Laura Magnuson

Names of members voting opposed: None

Members Present: John Pesce, Nic D'Ascoli, Erik Herron, Mark Sagarin, Laura Magnuson

Others Present: Kristin Czarick, CMCA®, AMS®, General Manager
Shelia Jenkins-Diaz, Executive Assistant to the General Manager

Discussion:

The board discussed the ongoing litigation concerning Churchill Senior Living.

Motions:

1. Erik Herron offered a motion to approve the August 17 and August 25, 2022 closed session minutes. Mark Sagarin provided the second. Motion carried. (D'Ascoli/Herron/Sagarin; Magnuson abstain)

ADJOURNMENT: Laura Magnuson offered a motion to adjourn the meeting at 10:58 p.m. Mark Sagarin provided the second. Motion carried unanimously. (D'Ascoli/Herron/Magnuson/Sagarin)

Meeting adjourned: 10:58 p.m.

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WATERS LANDING HOA CLOSING STATEMENT FROM 9/27/22 CLOSED SESSION

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CALL TO ORDER: 1:00 p.m.

Place (location) of closed session: Zoom

Purpose of closed session: Contract Negotiation

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4) (i), (iii), (vi)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: John Pesce

Second: Nic D'Ascoli

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Mark Sagarin, Erik Herron, Laura Magnuson

Names of members voting opposed: None

Members Present: John Pesce, Nic D'Ascoli, Mark Sagarin, Laura Magnuson

Members Absent: Erik Herron

Others Present: Kristin Czarick, CMCA®, AMS®, General Manager
Simon Harrington, RSV Pools, Inc.

Discussion:

The WLA Board discussed the credit owed the Association due to Pool B being closed at the beginning of the season for beam repairs. Discussion also briefly addressed pool management concerns and possible remedies.

Harrington agreed to a credit of \$12,494.22. The board assented with no formal motion.

Meeting adjourned (no formal motion): 2:00 p.m.

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WATERS LANDING HOA CLOSING STATEMENT FROM 10/5/22 CLOSED SESSION

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CALL TO ORDER: 4:34 p.m.

Place (location) of closed session: Zoom

Purpose of closed session: Ongoing litigation & Staffing Concerns

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4) (i), (iv)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: John Pesce

Second: Nic D'Ascoli

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Mark Sagarin, Erik Herron, Laura Magnuson

Names of members voting opposed: None

Members Present: John Pesce, Nic D'Ascoli, Erik Herron (departed early), Mark Sagarin, Laura Magnuson

Others Present: Kristin Czarick, CMCA®, AMS®, General Manager
Shelia Jenkins-Diaz, Executive Assistant to the General Manager

Discussion:

The board discussed various staffing and operations recommendations raised by Nic D'Ascoli. The board determined that a follow-on meeting would be necessary to discuss the issues raised.

Motions:

1. Herron offered a motion to approve the WLA Board 9/21/2022 Open Session minutes.
Discussion ensued and it was determined that more input was needed. Motion withdrawn.

ADJOURNMENT: Motion to adjourn the meeting. Motion carried unanimously. (D'Ascoli/Magnuson/Sagarin)

Meeting adjourned: 6:15 p.m.

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WATERS LANDING HOA CLOSING STATEMENT FROM 11/4/22 CLOSED SESSION (DRAFT)

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CALL TO ORDER: 4:33 p.m.

Place (location) of closed session: Zoom

Purpose of closed session: Ongoing litigation with Churchill Senior Living, LLP

Closed under: Maryland Homeowners Association Act – Meetings: Section 11B-111(4) (iv)

Record of the vote of each member as to closing the session:

Motion to hold a closed meeting made by: John Pesce

Second: Nic D'Ascoli

Names of members voting in favor:

John Pesce, Nic D'Ascoli, Mark Sagarin, Erik Herron, Laura Magnuson

Names of members voting opposed: None

Members Present: John Pesce
Nic D'Ascoli
Erik Herron
Mark Sagarin (departed at 5:55 PM)
Laura Magnuson

Others Present: Kristin Czarick, CMCA®, AMS®, General Manager (departed at 5:30 PM)
Jeffrey Seaman, Whiteford, Taylor & Preston, LLP (WTP)
Ben Andres, WTP

Discussion:

The board discussed various issues relating to the Churchill Senior Living (CSL) litigation with counsel.

Motions:

1. Herron offered a motion to approve the minutes for the WLA Board 9/21/2022 Open Session, 9/21/2022 Closed Session, 10/5/2022 Closed Session, 10/26/2022 Open Session minutes. Sagarin provided the second. Motion carried (Herron/Sagarin/Pesce in favor, Magnuson and D'Ascoli abstain).

ADJOURNMENT: Herron moves to adjourn the meeting. D'Ascoli seconds. Motion carried unanimously.

Meeting adjourned: 6:19 p.m.