

WATERS LANDING
Management Board Packet

HYBRID
April 9 2025 – 6:30 PM



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April 9, 2025 6:30 PM
HYBRID
20000 Father Hurley Blvd
Germantown, MD 20874

OPEN SESSION AGENDA

I. CALL TO ORDER/VERIFICATION OF QUORUM

The community's governing documents requires 51% of Board Member attendance to meet quorum requirements.

II. CHANGES TO THE AGENDA - 6:30 PM

III. REVIEW AND APPROVAL OF MEETING MINUTES - 6:35 PM

IV. PRE-SEASON POOL MAINTENANCE

V. OFFICER/COMMITTEE REPORTS- 6:40 PM

- A. EV CHARGING COMMITTEE
- B. AERC COMMITTEE
- C. GUIDELINES REVIEW COMMITTEE
- D. COMMUNITY ENGAGEMENT

VI. MANAGEMENT REPORT- 7:20 PM

- A. FINANCIAL STATEMENT REVIEW
- B. OPERATIONS UPDATES
- C. POOL PASS SYSTEM
- D. COMMON AREA REPORT
- E. 2025 POOL BATHROOM ENHANCEMENTS
- F. POOL BATHROOM RENOVATIONS

VII. NEW BUSINESS- 7:35 PM

- A. CONCRETE CURB & GUTTER REPLACEMENT
- B. HARBOUR PLACE CONCRETE ENHANCEMENTS
- C. SWIM TEAM CONTRACT & FINANCIALS

VIII. OLD/UNFINISHED BUSINESS- 7:50 PM

A. APPOINTMENT OF COMMITTEE VOLUNTEERS

B. CODE OF CONDUCT AND ETHICS

C. WEBSITE

IX. CONFIRM ACTION ITEMS FROM THIS MEETING- 8:20 PM

X. OPEN FORUM- 8:25 PM

The Open Forum is provided as an opportunity for members to provide comments on Association matters. Please be considerate of your fellow members and limit your commentary to Association matters only. The President will recognize owners and residents who wish to speak for three minutes each.

XI. CONFIRM NEXT BOARD MEETING DATE- 8:30 PM

XII. ADJOURNMENT- 8:35 PM

XIII. EXECUTIVE SESSION (IF NEEDED)