

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
August 5, 2021 7:00 pm**

A meeting of the South Riding Proprietary Board of Directors was convened at 42420 Unicorn Drive on this day.

ATTENDEES:

Karen MacDowell, President
Kevin Ubelhart, Treasurer
Pat Himes, Secretary
Gary Smith, Director
Kip Lowe, Director
Francois Desamours, Director

MANAGEMENT PRESENT:

Wendy Taylor, PCAM, LSM, General Manager
Kristi Felouzis, Assistant General Manager
Laydy Reyes, Administrative Manager

OTHERS PRESENT:

South Riding Resident

ABSENT:

Steve Pasquale, Vice President
Note: unanimous votes exclude absent Board members

CALL TO ORDER

Ms. MacDowell called the meeting to order at 6:00 pm.

EXECUTIVE SESSION

Kevin Ubelhart **MOVED**, and Kip Lowe **SECONDED** to adjourn Open Session and convene into Executive Session at 6:01 pm to discuss owner obligation, covenants matter, contracts, and matters related to attorney/client privilege and personnel.

The motion **PASSED** unanimously.

Kip Lowe **MOVED**, and Kevin Ubelhart **SECONDED** to adjourn Executive Session and convene into Open Session at 6:59 pm. The motion **PASSED** unanimously.

OPEN SESSION

MATTERS FOR BOARD DECISION

Meeting Minutes

Pat Himes **MOVED**, and Kevin Ubelhart **SECONDED** to approve the minutes from the July 1, 2021, meeting as presented. The motion **PASSED** unanimously.

Executive Session Items

Kevin Ubelhart **MOVED**, and Pat Himes **SECONDED** to approve a partial waiver of fees with regards to Action Item 6.1 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Pat Himes **SECONDED** to approve a partial waiver of fees with regards to Action Item 6.2 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Pat Himes **SECONDED** to approve a settlement of fees with stipulations with regards to Action Item 6.3 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Pat Himes **SECONDED** to approve a settlement of fees with regards to Action Item 6.4 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Pat Himes **SECONDED** to deny a waiver of fees with regards to Action Item 6.5 as discussed in Executive Session. The motion **PASSED** unanimously.

Open Session Items

Francois Desamours **MOVED**, and Pat Himes **SECONDED** to accept the recommendation of the Community Standards Committee and appointed Mark Pontello as Chair and Paul Paolozzi as Vice Chair of the committee for a one-year term. The motion **PASSED** unanimously.

MANAGEMENT/DEPARTMENT REPORT

Ms. Taylor provided and reviewed with the Board, her written Management and Department Reports.

ADJOURN

Kip Lowe **MOVED**, and Kevin Ubelhart **SECONDED** to adjourn at 7:54 pm. The motion **PASSED** unanimously.

Respectfully Submitted by Wendy W. Taylor

Signed: 
Pat Himes, Secretary

Date Approved: 