

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
October 7, 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
Steve Pasquale, Vice President
Kevin Ubelhart, Treasurer
Pat Himes, Secretary
Gary Smith, Director
Kip Lowe, Director
Francois Desamours, Director (arrived at 6pm)

MANAGEMENT PRESENT:

Wendy Taylor, PCAM, LSM, General Manager
Kristi Felouzis, Assistant General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

Todd Sinkins, Rees Broome, PC
Various Residents

ABSENT:

Note: unanimous votes exclude absent Board members

CALL TO ORDER

Ms. MacDowell called the meeting to order at 5:00 pm.

EXECUTIVE SESSION

Gary Smith **MOVED**, and Steve Pasquale **SECONDED** to adjourn Open Session and convene into Executive Session at 5:01 pm to discuss owner obligation, covenants matters, contracts, and matters related to attorney/client privilege and personnel.

The motion **PASSED** unanimously.

Gary Smith **MOVED**, and Steve Pasquale **SECONDED** to adjourn Executive Session and convene into Open Session at 6:54 pm. The motion **PASSED** unanimously.

OPEN SESSION

MATTERS FOR BOARD DECISION

Meeting Minutes

Pat Himes **MOVED**, and Steve Pasquale **SECONDED** to approve the minutes from the September 2, 2021, meeting as presented. The motion **PASSED** 5-0-2.

Executive Session Items

None

Open Session Items

Kevin Ubelhart **MOVED**, and Pat Himes **SECONDED** to approve the 2022 Budget as presented. The motion **PASSED** unanimously.

Kip Lowe **MOVED**, and Pat Himes **SECONDED** to accept the recommendation of the Recreation & Grounds Committee to permanently close the Cardio Gym as discussed. The motion **PASSED** unanimously.

MANAGEMENT/DEPARTMENT REPORT

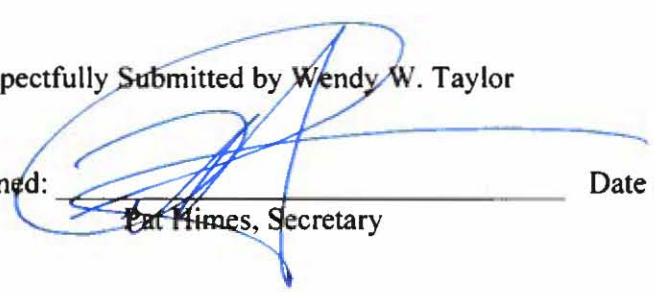
Ms. Taylor provided and reviewed with the Board, her written Management and Department Reports.

ADJOURN

Pat Himes **MOVED**, and Gary Smith **SECONDED** to adjourn at 7:48 pm. The motion **PASSED** unanimously.

Respectfully Submitted by Wendy W. Taylor

Signed: _____



Pat Himes, Secretary

Date Approved: _____

04 Nov 2021