

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
October 12, 2023 7:00 pm**

A meeting of the South Riding Proprietary Board of Directors was convened at South Riding Center, 42420 Unicorn Drive.

ATTENDEES:

Steve Pasquale, President
Kevin Ubelhart, Treasurer
Marilyn Gardner, Director
Michael Beardslee, Director

MANAGEMENT PRESENT:

Kristi Felouzis, General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

Various Residents

ABSENT:

Michael Hardin, Vice President
Francois Desamours, Secretary
Mark Pontello, Director
Note: unanimous votes exclude absent Board members

CALL TO ORDER

Mr. Pasquale called the meeting to order at 6:00pm.

EXECUTIVE SESSION

Kevin Ubelhart **MOVED** Michael Beardslee **SECONDED** to adjourn Open Session and convene into Executive Session at 6:01 pm to discuss owner obligation, covenant matters, contracts, and matters related to attorney/client privilege and personnel. The motion **PASSED** unanimously.

Michael Beardslee **MOVED**, and Marilyn Gardner **SECONDED** to adjourn Executive Session and convene into Open Session at 7:00pm. The motion **PASSED** unanimously.

OPEN SESSION

MATTERS FOR BOARD DECISION

Meeting Minutes

Michael Beardslee **MOVED**, and Kevin Ubelhart **SECONDED** to approve the minutes from the September 7, 2023, meeting as presented. The motion **PASSED** unanimously.

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Executive Session Items

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

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

Open Session Items

Kevin Ubelhart **MOVED**, and Michael Beardslee **SECONDED** to accept the recommendation of the Budget & Finance Committee and approve the 2024 Budget as presented. The motion **PASSED** unanimously.

Michael Beardslee **MOVED**, and Marilyn Gardner **SECONDED** to accept the recommendation of the Website & Technology and Budget & Finance Committees and approve the IT Contract Renewal as presented. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Michael Beardslee **SECONDED** to accept the recommendation of the Parks & Recreation Committee and appoint Karen MacDowell to the committee. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Michael Beardslee **SECONDED** to accept the recommendation of the Parks & Recreation and Budget & Finance Committees and approve the Town Hall Tennis Court Renovations as presented. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Marilyn Gardner **SECONDED** to accept the recommendation of the Parks & Recreation and Budget & Finance Committees and approve the Murrey Tennis Court Resurfacing as presented. The motion **PASSED** unanimously.

MANAGEMENT/DEPARTMENT REPORT

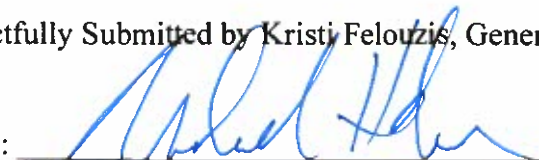
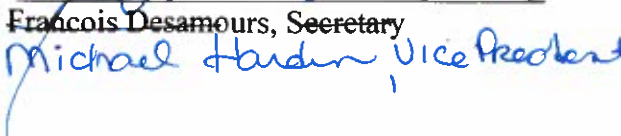
Ms. Felouzis provided and reviewed with the Board of Directors written Management and Department Reports.

ADJOURN

Marilyn Gardner **MOVED**, and Michael Beardslee **SECONDED** to adjourn at 7:51pm. The motion **PASSED** unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

Signed:


Francois Desamours, Secretary

Michael Hardin, Vice President

Date Approved:

11/2/23

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