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**Community Standards Committee Meeting Minutes**

**December 10 at 6:30 p.m.**

**42420 Unicorn Drive**

A meeting of the South Riding Proprietary Community Standards Committee was convened this day.

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**MEMBERS PRESENT:**

Mark Pontello, Board Liaison  
Paul Paolozzi, Chair  
Justin King, Vice Chair  
Jason Gurney  
Leah Sims  
Wayne Smith  
Curtis Smith  
Patrick Reidy  
Bonnie Kohli

**STAFF PRESENT:**

Jose Gonzalez, Community Standards Manager  
Brittany Unthank, Community Standards Coordinator

**OTHERS PRESENT:**

N/A

**ABSENT:**

Kristi Smith With Notice  
Ruth Owens With Notice

**CALL TO ORDER:**

Mr. Paolozzi called the meeting to order at 6:30 p.m. and asked if anyone would be recording the meeting. No one reported recording.

**RESIDENT COMMENT:**

N/A

**APPROVAL OF MINUTES:**

Mr. King MOVED and Mr. Smith SECONDED to approve the meeting minutes from the November 12, 2025 meeting. The motion PASSED 6-0-2, Mr. Smith, Mr. Paolozzi and Mrs. Kohli abstained as they were absent from the previous meeting.

**BOARD/ COMMITTEE/ STAFF REPORTS:**

**Committee Chair Report:** N/A

**Board Liaison Report:** Entrance Holiday lighting, nearby building construction.

**Staff Report:** Yearly inspections winding down for the year.

**OWNER APPLCIATION FOR REVIEW/ DECISION**

\*\*\*Please see the Community Standards Committee Application Decisions, entered as Exhibit 1.

**EXECUTIVE SESSION:**

Mr. King MOVED, and Mr. Smith SECONDED to enter Executive Session at 6:34 p.m. to discuss rules hearing. The motion PASSED unanimously.

Mr. King MOVED, and Mr. Smith SECONDED to exit Executive Session at 6:34 p.m. The motion PASSED unanimously.

**ACTION TAKEN POST EXECUTIVE SESSION:**

N/A

**MATTERS FOR DISCUSSION:**

N/A

**ADJOURNMENT:**

Mr. King MOVED, and Mr. Smith SECONDED to adjourn the meeting at 6:37 p.m.

The next meeting will be held at 42420 Unicorn Drive, Wednesday, January 14, 2026 at 6:30 p.m.

Signed: \_\_\_\_\_

  
Paul Paolozzi, Community Standards Committee Member

Date Approved: January 14, 2026

EXHIBIT 1			
COMMUNITY STANDARDS COMMITTEE APPLICATION DECISIONS			
12.10.2025			
ADDRESS	PROJECT(S)	MOTION	DECISION
25328 RIPLEYS FIELD DRIVE	SCREENED PORCH	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as stipulated in the Decision Sheet.	The motion passed unanimously.
25134 JSUTICE DRIVE	PATIO WITH SEAT WALL	Mr. King MOVED and Mr. Smith SECONDED to deny the Application due to missing information.	The motion passed unanimously.
26206 LANDS END DRIVE	PATIO, SCREENED PORCH, DECK	Mr. King MOVED and Mr. Smith SECONDED to approve the Application as stipulated in the Decision Sheet.	The motion passed unanimously.