

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
SOUTH RIDING PROPRIETARY  
March 7, 2024 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  
Michael Beardslee, Director  
Marilyn Gardner, Director

**MANAGEMENT PRESENT:**

Kristi Felouzis, General Manager  
Christine Bean, Director of Administration

**OTHERS PRESENT:**

None

**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** and 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.

Kevin Ubelhart **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**

Marilyn Gardner **MOVED**, and Michael Beardslee **SECONDED** to approve the minutes from the February 1, 2024, meeting as presented. The motion **PASSED** unanimously.

### **Executive Session Items**

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

Kevin Ubelhart **MOVED**, and Michael Beardslee **SECONDED** to approval 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 Michael Beardslee **SECONDED** to deny a waiver of fees with regards to Action Item 6.3 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Michael Beardslee **SECONDED** to not authorize collection counsel to file a Judicial Lien with regards to Action Item 6.3 as discussed in Executive Session. The motion **PASSED** unanimously.

### **Open Session Items**

Marilyn Gardner **MOVED**, and Michael Beardslee **SECONDED** to accept the recommendation of the Neighborhood Watch Committee and appoint Chris Jackson Coates as Chair and Cameron Smith as Vice Chair to the Committee. The motion **PASSED** unanimously.

Michael Beardslee **MOVED**, and Kevin Ubelhart **SECONDED** to accept the recommendation of the Parks & Recreation Committee and approve the Amendment to the Aquatic Rules and Regulations C #11 as presented. The motion **PASSED** unanimously.

Michael Beardslee **MOVED**, and Marilyn Gardner **SECONDED** to accept the recommendation of the Parks & Recreation Committee and approve the 2024 Tennis League Guidelines as presented. The motion **PASSED** unanimously.

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

**MANAGEMENT/DEPARTMENT REPORT**

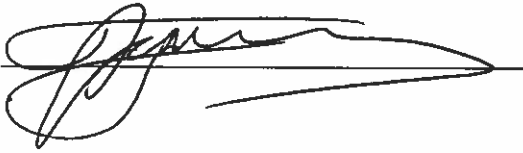
Ms. Felouzis provided and reviewed with the Board of Directors written Management and Department Reports.

**ADJOURN**

Michael Beardslee **MOVED**, and Marilyn Gardner **SECONDED** to adjourn at 7:45pm. The motion **PASSED** unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

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



Date Approved: \_\_\_\_\_

4/4/24

