

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
June 5, 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
Michael Hardin, Vice President
Kevin Ubelhart, Treasurer
Marily Gardner, Secretary
Michael Beardslee, Director
DJ Nelli, Director

MANAGEMENT PRESENT:

Kristi Felouzis, General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

Ron Unger, Kocman Insurance Group

ABSENT:

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

Michael Hardin **MOVED** and Michael Beardslee **SECONDED** to adjourn Open Session and convene into Executive Session at 6:03 pm to discuss owner obligation, covenant matters, contracts, and matters related to attorney/client privilege and personnel. The motion **PASSED** unanimously.

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

OPEN SESSION

MATTERS FOR BOARD DECISION

Election of Officers:

President: Mr. Pasquale

Michael Beardslee **nominated** and Michael Hardin **SECONDED** to appoint Mr. Pasquale as President. The motion PASSED unanimously.

Vice President: Mr. Hardin

Steve Pasquale **nominated** and Michael Beardslee **SECONDED** to appoint Mr. Hardin as Vice President. The motion PASSED unanimously.

Treasurer: Mr. Ubelhart

Michael Beardslee **nominated** and Michael Hardin **SECONDED** to appoint Mr. Ubelhart as Treasurer. The motion PASSED unanimously.

Secretary: Mr. Desamours

Michael Beardslee **nominated** and Michael Hardin **SECONDED** to appoint Ms. Gardner as Secretary. The motion PASSED unanimously.

Appointment of Committee Board Liaisons – Mr. Hardin moved that the following members of the Board of Directors be assigned as the liaison to the following committees:

Budget & Finance: Mr. Ubelhart

Community Standards: Ms. Gardner

Elections: Mr. Beardslee

Neighborhood Watch: Mr. Pontello

Parks & Recreation: Mr. Nelli & Mr. Hardin

Communications: Mr. Pasquale, Beardslee, Hardin and Ms. Gardner

Personnel: Mr. Pasquale, Hardin & Ubelhart

Meeting Minutes

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

Executive Session Items

Kevin Ubelhart **MOVED**, and Michael Beardslee **SECONDED** to approve the filing of a Motion for Relief from Stay to include accelerating the account, taking and docketing judgements, filing a Memoranda of Lien and potentially foreclosing on those Memoranda

of Lien should if become necessary 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 stipulations with regards to Action Item 6.2 as discussed in Executive Session. The motion **PASSED** unanimously.

Open Session Items

Marilyn Gardner **MOVED**, and Michael Hardin **SECONDED** to accept the recommendation of the Community Standards Committee and reappoint Paul Paolozzi as Chair, Justin King as Vice Chair and Wayne Smith to the committee for a one-year term. The motion **PASSED** unanimously.

Marilyn Gardner **MOVED**, and Michael Hardin **SECONDED** to approve a resolution integrating diversity and inclusion as a regular board agenda topic. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Michael Beardslee **SECONDED** to bind insurance coverage as discussed in Executive Session. The motion **PASSED** unanimously.

Michael Beardslee **MOVED**, and Michael Hardin **SECONDED** to execute a non-binding contract with a refundable deposit of \$75,000 to further explore the potential purchase of the former BB&T bank on Elk Lick Road as discussed. The motion **PASSED** unanimously.

MANAGEMENT/DEPARTMENT REPORT

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

ADJOURN

Michael Hardin **MOVED**, and Michael Beardslee **SECONDED** to adjourn at 7:48pm. The motion **PASSED** unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

Signed:  Date Approved: 10-JUN-24

