

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
February 5, 2025 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, Secretary
Michael Beardslee, Director
DJ Nelli, Director

MANAGEMENT PRESENT:

Kristi Felouzis, General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

Residents

ABSENT:

Michael Hardin, Vice President
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

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

Marilyn Gardner **MOVED**, and Michael Beardslee **SECONDED** to adjourn Executive Session and convene into Open Session at 6:50pm. The motion **PASSED** unanimously.

OPEN SESSION

South Riding Proprietary
Board of Directors
February 5, 2025 Meeting

MATTERS FOR BOARD DECISION

Meeting Minutes

Marilyn Gardner **MOVED**, and Michael Beardslee **SECONDED** to approve the minutes from the January 8, 2025, meeting as presented. The motion **PASSED** unanimously.

Executive Session Items

Kevin Ubelhart **MOVED**, and DJ Nelli **SECONDED** to approve a partial waiver of fees with regards to Action Item 2.1 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and DJ Nelli **SECONDED** to approve a waiver of fees with regards to Action Item 2.2 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and Marilyn Gardner **SECONDED** to approve a waiver of fees with regards to Action Item 2.3 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and DJ Nelli **SECONDED** to approve a waiver of fees with stipulations with regards to Action Item 2.4 as discussed in Executive Session. The motion **PASSED** unanimously.

Kevin Ubelhart **MOVED**, and DJ Nelli **SECONDED** to approve a partial waiver of fees with regards to Action Item 2.5 as discussed in Executive Session. The motion **PASSED** unanimously.

Marilyn Gardner **MOVED**, and Michael Beardslee **SECONDED** to accept staff's recommendation to submit a formal request with the County for traffic calming measures on Donvan Drive as discussed in Executive Session. The motion **PASSED** unanimously.

Open Session Items

Kevin Ubelhart **MOVED**, and Marilyn Gardner **SECONDED** to appoint Ty Kehrer, Ken Walsh, Alison Stern, Frank Puleo and Drew Ellis to a one-year term on the Budget and Finance Committee. The motion **PASSED** unanimously.

DJ Nelli **MOVED**, and Michael Beardslee **SECONDED** to appoint Ken Walsh, Holley Owings, Ruth Owens, Frank Gardner, Karen MacDowell and Shiva Ramadoss to a one-year term on the Parks & Recreation Committee. The motion **PASSED** unanimously.

DJ Nelli **MOVED**, and Marilyn Gardner **SECONDED** to appoint Chris Jackson Coates, Ken Smith, Cameron Smith, Sudhindra Chillarige and Brad McKinney to a one-year term on the Neighborhood Watch Committee. The motion **PASSED** unanimously.

Michael Beardslee **MOVED**, and DJ Nelli **SECONDED** to appoint Judy Hartman and Kristen Reed to a one-year term on the Election Committee. 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 7:38pm. The motion PASSED unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

Signed: _____



Date Approved: _____

