

**MINUTES OF THE BOARD OF DIRECTORS MEETING
SOUTH RIDING PROPRIETARY
December 3, 2025 7:00 pm**

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

ATTENDEES:

Michael Hardin, President
Marilyn Gardner, Vice President
Kevin Ubelhart, Treasurer
Michael Beardslee, Secretary
DJ Nelli, Director
Mark Pontello, Director

MANAGEMENT PRESENT:

Kristi Felouzis, General Manager
Christine Bean, Director of Administration

OTHERS PRESENT:

One Residents and members of Dream Finders Homes

ABSENT:

Steve Pasquale, Director
Note: unanimous votes exclude absent Board members

CALL TO ORDER

Mr. Hardin called the meeting to order at 6:05pm.

EXECUTIVE SESSION

DJ Nelli **MOVED** and Marilyn Gardner **SECONDED** to adjourn Open Session and convene into Executive Session at 6:05 pm to discuss owner obligation, covenant matters, contracts, and matters related to attorney/client privilege and personnel. The motion **PASSED** unanimously.

Mark Pontello **MOVED**, and DJ Nelli **SECONDED** to adjourn Executive Session and convene into Open Session at 6:30pm. The motion **PASSED** unanimously.

OPEN SESSION

MATTERS FOR BOARD DECISION

Meeting Minutes

Michael Beardslee **MOVED**, and Mark Pontello **SECONDED** to approve the minutes from the November 5, 2025, meeting as presented. The motion **PASSED** 4-0-2.

Executive Session Items

Kevin Ubelhart **MOVED**, and Mark Pontello **SECONDED** to approve a partial waiver of fees with regards to Action Item 2.1 as discussed in executive session. The motion **PASSED** unanimously.

Open Session Items

DJ Nelli **MOVED**, and Michael Beardslee **SECONDED** to accept the committee recommendations to approve the replacement reserve and capital expenditure for South Riding Center Park using Playground Specialist and Beitzell Fence at a cost of \$241,589 and \$12,750 respectively as discussed in Executive Session. 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 Mark Pontello **SECONDED** to adjourn at 7:41pm. The motion **PASSED** unanimously.

Respectfully Submitted by Kristi Felouzis, General Manager

Signed:  Date Approved: 1/7/26