

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
SOUTH RIDING PROPRIETARY  
February 4, 2026 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:**

None

**ABSENT:**

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

**CALL TO ORDER**

Mr. Hardin called the meeting to order at 6:00pm.

**EXECUTIVE SESSION**

Michael Beardslee **MOVED** and Marilyn Gardner **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.

DJ Nelli **MOVED**, and Marilyn Gardner **SECONDED** to adjourn Executive Session and convene into Open Session at 6:55pm. The motion **PASSED** unanimously.

**OPEN SESSION**

South Riding Proprietary  
Board of Directors  
February 4, 2026 Meeting

## MATTERS FOR BOARD DECISION

### Meeting Minutes

Michael Beardslee **MOVED**, and Mark Pontello **SECONDED** to approve the minutes from the January 7, 2026, meeting as presented. The motion **4-0-2**.

### Executive Session Items

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

### Open Session Items

Mark Pontello **MOVED**, and Marilyn Gardner **SECONDED** to approve the annual reappointment of committee members for the Budget & Finance, Parks & Recreation, Neighborhood Watch and Election Committees. The motion **PASSED** unanimously.

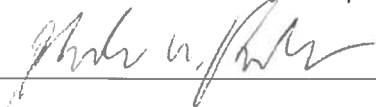
Michael Beardslee **MOVED**, and Marilyn Gardner **SECONDED** to accept the recommendation of the Parks & Recreation Committee and approve the SR tennis league schedule and guideline changes as amended. The motion **PASSED** unanimously.

## MANAGEMENT/DEPARTMENT REPORT

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

## ADJOURN

Mark Pontello **MOVED**, and Marilyn Gardner **SECONDED** to adjourn at 7:30pm. The motion **PASSED** unanimously. Respectfully Submitted by Kristi Felouzis, General Manager

Signed:  Date Approved: 3/4/26