

**STOCKBRIDGE CONDOMINIUM ASSOCIATION (SCA)
VIRTUAL BOARD MEETING MINUTES
OCTOBER 27, 2020**

BOARD MEMBERS PRESENT

BRENDA PURDY	STOCKBRIDGE PRESIDENT
SHELLEY HAVENER	STOCKBRIDGE VICE PRESIDENT
SUSAN WEBB	STOCKBRIDGE TREASURER
CARRIE SILLIMAN	STOCKBRIDGE SECRETARY
LOUIS WILLIAMS, JR	STOCKBRIDGE MEMBER-AT-LARGE

MANAGEMENT ATTENDEES

JAMES UVENA	CAVALIER MANAGEMENT GROUP PRESIDENT
JILLIAN CULLINANE	CAVALIER MANAGEMENT GROUP ADMINISTRATION
DAN CULLINANE	CAVALIER MANAGEMENT GROUP OPERATIONS

I. CALL TO ORDER

President, Brenda Purdy called the meeting to order at 7:00 p.m. The meeting was held virtually, using ZOOM. Notification of the virtual board meeting was posted on cavaliermanagementhoa.com per guidelines set by Virginia's 04/22/20 Emergency Legislation allowing virtual board meetings.

II. ESTABLISHMENT OF QUORUM

Five (5) board members present.

III. APPROVAL OF MINUTES

The September 29, 2020 Board Meeting Minutes were reviewed. Several updates need to be made. Secretary to make the updates so they can be approved at the next meeting.

IV. RESIDENT FORUM

Nine (9) residents in attendance. Several residents expressed appreciation at being included in the meeting and just listening in. A resident brought up the stop light at Route 234. Another resident asked for clarification on examining the books and records of the association. Other residents expressed concern regarding better communication and transparency from the association/board.

V. MANAGEMENT REPORT

Operating Fund Balance (Checking) \$77,012.62
Reserve Association Balance (Savings) \$240,481.36
Receivable \$64,283.31
Shared Operating Balance \$133,170.32
Shared Balance \$38,824.84

Board agreed to move forward with parking suspension hearings for those with delinquent accounts.

2021 Proposed Budget - Management presented the 2021 proposed budget, with no increase in the dues FY 2021. The Board agreed to table the 2021 proposed budget for now, and agreed to approve it via Action Without Meeting.

VII. OLD BUSINESS

- 2020 Annual Meeting postponed - All current officers will continue serving until the 2020 Annual Meeting is scheduled (to take place most likely in 2021)
- Current Board member terms;
 - Brenda Purdy, 2019-2021
 - Shelley Havener, 2019-2022
 - Louis Williams Jr., 2019-2020

- Carrie Silliman, 2019-2021
- Susan Webb, 2019-2022
- Management to get confirmation from the attorney on this.

VIII. NEW BUSINESS

- New Business
 - HIMAs
 - Unit 068C
 - Unit 096C
 - BOARD TO REVIEW AND MAKE A DECISION VIA ACTION WITHOUT MEETING
 - Landscaping proposals FY 2021
 - Brightview Landscape Services, Inc.
 - Guzman and Company
 - Virginia Lawn Service, Inc.
 - BOARD TO REVIEW AND MAKE A DECISION VIA ACTION WITHOUT MEETING
 - Awning proposals
 - CertaPro Painters, \$21226.45
 - Sullivan Commercial Painting Inc., \$9690.00
 - World Cleaning & Restoration, \$15,000.00
 - BOARD TO REVIEW AND MAKE A DECISION VIA ACTION WITHOUT MEETING
 - Second Generation Home Improvement Company proposal, \$1725.00
 - 16215 Taconic Circle patio door
 - MOTION TO ACCEPT: SUSAN, 2ND: SHELLEY, ALL IN FAVOR EXCEPT BRENDA, MOTION PASSED: 4 YES, 1 NO
- Executive Session - to discuss matters involving violations of the rules and regulations
 - MOTION TO GO INTO EXECUTIVE SESSION @8:06PM BY: SUSAN, SECONDED BY: LOUIS, ALL IN FAVOR, MOTION PASSED UNANIMOUSLY
- Return to Regular Session from Executive Session
 - MOTION AT 8:32PM BY: SUSAN, SECONDED BY: LOUIS, ALL IN FAVOR, MOTION PASSED UNANIMOUSLY
- Next Board Meeting/Certified Hearings date
 - NEXT PARKING SUSPENSION HEARINGS: MONDAY, NOV 16 @7PM ON ZOOM
 - NEXT BOARD MEETING: TUESDAY, JANUARY 26, 2021 @ 7PM ON ZOOM
- Adjournment
 - MOTION @ 8:33PM BY: SUSAN, SECONDED BY: LOUIS, ALL IN FAVOR, , MOTION PASSED UNANIMOUSLY

Submitted by CARRIE SILLIMAN, Stockbridge Condominium Secretary

Motion to approve October 27, 2020 Board Meeting Minutes made by CARRIE SILLIMAN.
 Seconded by SUSAN WEBB.

Motion passed unanimously at the January 26, 2021 Virtual Board Meeting.