

**STOCKBRIDGE CONDOMINIUM ASSOCIATION (SCA)
VIRTUAL BOARD MEETING MINUTES
MAY 25, 2021**

BOARD MEMBERS PRESENT

BRENDA PURDY	STOCKBRIDGE PRESIDENT
SHELLEY HAVENER	STOCKBRIDGE VICE PRESIDENT
CARRIE SILLIMAN	STOCKBRIDGE SECRETARY
CHARLES WHITE, 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

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.

ESTABLISHMENT OF QUORUM

Four (4) board members present.

APPROVAL OF MINUTES

The April 27, 2021 Board Meeting Minutes were reviewed. **MOTION TO APPROVE: BRENDA, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY.**

Jim Uvena publicly apologized to Shelley regarding a homeowner interaction. Shelley accepted the apology.

FINANCIALS REPORT

Operating Fund Balance (Checking), as of 4/30/21: \$128,212.39

Reserve Association Balance (Savings), as of 4/30/21: \$277,681.31

Receivable \$34,502.78

The May 2021 status report from Community Resolutions Law Group was reviewed.

OLD BUSINESS

- Unit "X"
 - Approval for payment by Stockbridge:
 - Remington Construction, Inv. 010631, \$7,560.00
 - Kinnett Plumbing, Inv. 5864, \$163.00
 - Kinnett Plumbing, Inv. 5948, \$163.00
 - Shelley Havener, Reimbursement for materials, \$174.84
 - **MOTION TO APPROVE: BRENDA, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY.**
 - Approval of charges to be assessed to Unit "X":
 - Remington Construction, Inv. 010631, \$7,560.00
 - Kinnett Plumbing, Inv. 5864, \$163.00
 - Kinnett Plumbing, Inv. 5948, \$163.00
 - Shelley Havener, Reimbursement for materials, \$174.84
 - **MOTION TO APPROVE: BRENDA, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY.**
 - Turning account over to attorney to pursue amounts owed, in the amount of \$8,060.84
 - **MOTION TO APPROVE: BRENDA, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY.**
- POOL: LOOKING GOOD, GOOD TO OPEN THIS WEEKEND DEPENDING ON WEATHER, BRENDA IS WAITING ON THE CHAIRS, 54 PASSES WERE GIVEN OUT SO FAR.

NEW BUSINESS

- Trash service was discussed. As of May 1, 2021, American Disposal will be providing trash service. Trash days will remain the same, with recycling changing to Thursdays. Contract expires on 12/31/21, with a 90 day notice to terminate. Proposals for trash service (Bates Trash Removal and Patriot Disposal Service) were presented. Board will table for now.
- Sidewalk proposals were presented. The board would like to find out who is responsible for the sidewalk maintenance along Stockbridge Drive. Table proposals until next meeting.
- Acrylic Sign Holders: **MOTION TO APPROVE ORDERING HOWEVER MANY IT TAKES: SHELLEY, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.**
- Guzman and Company, Gutter Proposal#05192021, \$1500.00: **MOTION TO APPROVE: BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY.**
- J.L. Affordable, 4214 Stockbridge, \$895.00: **MOTION TO APPROVE: SHELLEY, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.**
- K Bar Kontracting, Estimate#000736: 16280 Taconic windows, \$6,352.22: **MOTION TO APPROVE (PAY OUT OF RESERVES): BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY.**
- Kinnett Plumbing, Inc., Inv. 6744: 16304 Taconic Circle, \$279.00: **MOTION TO REIMBURSE THE UNIT OWNER OF 16304 TACONIC CIRCLE: SHELLEY, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.**
- Reserve Study, April 8, 2021 was presented. The Board will review the hard copy.
- Seventh Amended Executive Order Seventy-Two, effective May 15, 2021 and Executive Order Seventy-Nine, effective midnight on May 28, 2021 was brought to the board's attention.

Executive Session - to discuss matters involving violations of the rules and regulations

- **MOTION TO GO INTO EXECUTIVE SESSION AT 8:02PM: BRENDA, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY.**
- **MOTION TO COME OUT OF EXECUTIVE @ 8:15PM: BRENDA, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY.**

Return to Regular Session from Executive Session

- **MOTION TO WRITE OFF UNIT "B"'S BALANCE OF \$2,236.00: CARRIE, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.**

Homeowner and Resident Forum - 2 minute limit per owner/resident

- Five (5) homeowners were in attendance until Executive Session.
- One homeowner stayed for homeowner forum to discuss towing questions.

Next Board Meeting date

- JUNE 29 @ 7PM ON ZOOM

Adjournment: MOTION TO ADJOURN @ 8:29PM BY BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY.

Submitted by JILLIAN CULLINANE, Property Manager, Cavalier Management
On behalf of the Stockbridge Condominium Secretary

Motion to approve May 25, 2021 Board Meeting Minutes made by CARRIE SILLIMAN.
Seconded by SHELLEY HAVENER.
Motion passed unanimously at the JUNE 29, 2021 Board Meeting.