

**SOUTHLAKE COVE TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 13, 2022**

CALL TO ORDER/DECLARATION OF QUORUM

- The meeting was called to order by Board Member John Larkin II at 7:08pm. The meeting was located at the MPOA Building, 3561 Waterway Drive, Montclair, VA 22025. A Zoom option was also available.
- Board Member John Larkin II declared a quorum.
- Board Members in attendance: In person: John Larkin II, John McCann, Guillermo M. Garcia Jr., Harold "Tommy" Dorsey; On Zoom: Shelia Dorsey
- Homeowners in attendance: In person: Rachel Tellis
- Management in attendance: In person: Dan Cullinane; On Zoom: Jillian Cullinane, Jim Uvena

APPROVAL OF NOVEMBER 4, 2021 MEETING MINUTES

- **MOTION #22-01** John McCann made a motion to approve the November 4, 2021 Board of Directors Meeting Minutes. Harold "Tommy" Dorsey seconded the motion. Motion passed unanimously.

HOMEOWNERS FORUM

- There was discussion regarding trash pickup and the following concerns: bins are thrown all over the place, pickup has been extremely early (before county ordinance), some Christmas trees have been picked up, some have not. Resident thanked the Board for taking care of the trees that had fallen from the Jan 3-4 snowstorm.

MANAGER'S AND TREASURER'S REPORT

- November 2021 Financials: cash balance in all accounts as of 11/30/21: \$1,080,809.42. Management reviewed the report which summarizes the reserve accounts and activity from 2020 to the end of 2021. Management reported a total reserves balance as \$950,711.09 as of 11/30/21, and a projected reserves balance as \$995,466.70 by the end of 2021. Last reserve study was done in 2017, 2022 will be the next reserve study. (December 2021 bank statements had not been received as of 1/10/22)
- **MOTION #22-02** John Larkin II made a motion to accept the Treasurer's Report. Guillermo M. Garcia Jr. seconded the motion. Motion passed unanimously.

OLD BUSINESS

- Retaining walls on Viewpoint update: Management has 1 proposal and is waiting on 2 more. Should have for the March meeting.
- Town & Country update: Board reported that Town & Country is performing better and seems to have corrected board concerns.
- Verizon boxes are exposed - management to follow up with Verizon.

NEW BUSINESS

- Accident at corner of Waterway and Southlake Blvd on 12/29/21 update: management has been in contact with PWC police and has been provided a report number. Management is waiting on insurance information of driver in order to file a claim for property damage repairs, including 2 lights.
- Tree work is starting today, 1/13/22 and will take 3-4 days. This work is the result of the 1/3/22-1/4/22 snowstorm that caused a lot of trees to fall throughout the community.
- Storm drains update: will be looked at week of 1/17/22. Delayed due to snowstorm.
- Town & Country seeding did not take at the mailboxes - they need to come back before Spring to complete

TIME AND PLACE OF NEXT MEETING

- Mar 10, 2022 @ 7pm, MPOA Building
- May 12, 2022 @ 7pm, MPOA Building
- Aug 11, 2022 @ 7pm (Budget Review), MPOA Building
- Nov 3, 2022 @ 7pm (Annual and Board Meeting), MPOA Building

ADJOURNMENT

MOTION #22-03 Board Member John Larkin II entertained a motion for adjournment at 7:45 p.m. Guillermo M. Garcia Jr. made a motion to adjourn. John McCann seconded the motion. Motion passed unanimously.

Respectfully submitted,
Jillian Cullinane, Manager, At the request of Secretary

APPROVED UNANIMOUSLY BY THE BOARD OF DIRECTORS AT THE MARCH 10, 2022 BOARD OF DIRECTORS MEETING.