

**SOUTHLAKE COVE TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
August 7, 2024**

CALL TO ORDER/DECLARATION OF QUORUM

- The meeting was called to order by Board Member John McCann at 7:03pm. The meeting was located at the Southlake Recreation Association Clubhouse, 5070 Higgins Drive, Montclair, VA 22025. A Zoom option was also available.
- Board Member John McCann declared a quorum.
- Board Members in attendance: In person/Zoom: Shelia Dorsey, John McCann, Guillermo Garcia, Jr., Harold Dorsey
- Homeowners in attendance: None
- Management in attendance: In person/Zoom: Dan Cullinane, Jim Uvena

APPROVAL OF MAY 8, 2024 MEETING MINUTES

- Harold Dorsey made a motion to approve the May 8, 2024 Board of Directors Meeting Minutes. Shelia Dorsey seconded the motion. Motion passed unanimously.

HOMEOWNERS FORUM

- There was discussion regarding the following: landscaping issues (request for spray/fertilizer application schedule, trimming), NOVEC street lights, and tree maintenance.

MANAGER'S AND TREASURER'S REPORT

- June 2024 Financials were reviewed, noting a cash balance in all accounts as of 6/30/24 \$1,179,131.81.
- Management will be sending demand letters to delinquent accounts.

OLD BUSINESS

- 2025 Proposed Budget was reviewed. John McCann made a motion to approve ~2% increase in the 2025 annual dues, or \$618.00/year, \$309.00/semi-annual. Shelia Dorsey seconded the motion. Motion passed unanimously.

NEW BUSINESS

- 2025 Trash Proposals were reviewed. John McCann made a motion to approved Disposal Services proposal, effective 1/1/25 to 1/1/28, \$5010.00/month. Guillermo Garcia, Jr. seconded the motion. Motion passed unanimously.

TIME, PLACE, AND LOCATION OF NEXT MEETING

- November 6, 2024 @ 7pm (Annual Meeting with Regular Board Meeting immediately following)
- Location: Southlake Rec Association Clubhouse, 5070 Higgins Drive, Montclair, VA 22025, with Zoom Option

ADJOURNMENT Board Member Guillermo Garcia, Jr. made a motion for adjournment at 7:42 p.m. Shelia Dorsey seconded the motion. Motion passed unanimously.

Respectfully submitted,
Jill Cullinane, Property Manager, At the request of the Secretary

APPROVED UNANIMOUSLY BY THE BOARD OF DIRECTORS AT THE NOVEMBER 6, 2024 BOARD OF DIRECTORS MEETING.