

SOUTHLAKE RECREATION ASSOCIATION
2024 ANNUAL MEETING
DECEMBER 11, 2024

CALL TO ORDER/DECLARATION OF QUORUM

- Jennifer Bream made a motion to call the meeting to order at 7:31pm. Alysha Hiller seconded. Motion passed unanimously. The meeting was held at the Southlake Recreation Clubhouse, with a Zoom option.
- Members in attendance, by proxy and in person or Zoom: 27
- *Members entitled to vote: 519
 - Quorum is 10% of 519, which is 51.9. Therefore, NO QUORUM.
- Jennifer Bream made a motion to adjourn at 7:33pm and call to order a further meeting where quorum is 5% of members entitled to vote. Alysha Hiller seconded. Motion passed unanimously.

CALL A FURTHER MEETING TO ORDER/DECLARATION OF QUORUM

- Jennifer Bream made a motion to call a further meeting to order at 7:34pm. Alysha Hiller seconded. Motion passed unanimously. The meeting was held at the Southlake Recreation Clubhouse, with a Zoom option.
- Members in attendance, by proxy and in person or Zoom: 27
- *Members entitled to vote: 519
 - Quorum is 5% of 519, which is 25.95. Therefore, QUORUM HAS BEEN ESTABLISHED.

INTRODUCTIONS of 2023-2024 Board Members and Management present.

OPENING REMARKS, ALYSHA HILLER, PRESIDENT

- Alysha Hiller thanked everyone for attending and discussed the 2024 projects, completed, on-going, and upcoming: re-did basketball courts, contracted new pool management company based on member feedback, replaced patio inside pool area, replaced umbrellas/furniture, replaced trash receptacles around property, increased rental fee for non-members, increased seasonal pass fees, continued partnership with Seahawks Swim Team, continued with exercise classes. Regarding the 2025 proposed budget, recommending an increase to \$450/year in keeping with the CPI, as well as, funding the reserve.

APPROVAL OF THE 2023 ANNUAL MEETING MINUTES

- Jennifer Bream made a motion to approve the 2023 Annual Meeting Minutes with no changes. Shannon Gates seconded the motion. Motion passed unanimously.

2025 PROPOSED BUDGET

- Jim Uvena, Cavalier Management, presented the 2025 proposed budget:
 - Projecting an additional \$10K revenue to be put towards reserves;
 - Projecting approximately 126 seasonal members at \$550/year, which will bring in around \$69K (accounts for 70% of pool management fees for the season);
 - Projecting additional \$10K in rental revenue FY 2025
- There was discussion regarding the Tax Valuation for determining the annual assessments VS a flat rate.

INTRODUCTION OF CANDIDATES FOR BOARD OF DIRECTORS

- There are five open positions on the 2024-2025 Board of Directors, each for a one-year term.
- There were six (6) candidates (announced prior to Annual Meeting), listed in alphabetical order: Jennifer Bream, Harold Dorsey, Adriana Griffin, Alysha Hiller, John Larkin II, Pedro (Pete) Torres
- John Larkin II notified management that he would not be running. Management made the announcement at the meeting.

- NO Nominations made from the floor.

BALLOT DISTRIBUTION & VOTING FOR ELECTION OF BOARD MEMBERS AND 2025 DUES ASSESSMENT METHOD

VOTING CLOSED

RESULTS OF ELECTION AND INTRODUCTION OF NEW MEMBERS

- BOARD OF DIRECTORS:
 - Jennifer Bream
 - Harold Dorsey
 - Adriana Griffin
 - Alysha Hiller
 - Pedro (Pete) Torres
- 2025 DUES ASSESSMENT METHOD
 - Flat rate of \$450/year FY 2025

HOMEOWNER COMMENTS/QUESTIONS

- No comments

MANAGEMENT

- Dan Cullinane brought up Goals FY 2025:
 - Pergola proposals for next meeting
 - Budgeting for tennis court replacement
 - Looking for volunteers for events committee/social committee

ADJOURNMENT

Jennifer Bream made a motion for adjournment at 8:05p.m. Alysha Hiller seconded the motion. Motion passed unanimously.

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

APPROVED UNANIMOUSLY BY THE MEMBERSHIP AT THE DECEMBER 10, 2025 ANNUAL MEETING.

*Bylaws, Article III, Section 3.06. Quorum. (a) At any meeting of Members, the presence in person or by proxy or (in the case of any Member which is a corporation or partnership) through designated representatives of Members entitled to cast 10% of all of the votes entitled to be cast shall constitute a quorum. (c) If a quorum is not present at any meeting of Members, a majority of the Members present may, by majority vote, adjourn the meeting and call a further meeting of Members in accordance with applicable Virginia law. At such further meeting, the Members, present in person or by proxy, entitled to cast five percent (5%) of all the votes entitled to be cast shall constitute a quorum and may, by a majority of votes actually cast, approve or authorize any proposed action and take any other action including, without limitation, the election of directors which might have been taken at the original meeting had a sufficient number of Members been present.

*Articles of Incorporation, Article VI, 6.03, (a) Any Owner or Tenant who is in violation of the Southlake Declaration with respect to any Lot or is delinquent in the payment of any Assessment on any Lot, as determined by the Association Board in accordance with the Southlake Declaration and its regulations, shall not be entitled to cast the vote of the Lot as long as the violation or delinquency continues.