

SOUTHLAKE RECREATION ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 10, 2025

CALL TO ORDER/DECLARATION OF QUORUM

- Jennifer Bream called the meeting to order at 8:27pm. The meeting was held at the Southlake Recreation Clubhouse, with a Zoom option.
- Board Member Jennifer Bream declared a quorum - 4 board members present at time of declaring quorum.
- Board Members in attendance: Alysha Hiller, Harold Dorsey, Jennifer Bream, Marcel Baynes
- Homeowners in attendance: None
- Management in attendance: Jill Cullinane & Dan Cullinane

ELECT OFFICER POSITION FOR 2025-2026

- Harold Dorsey made a motion to approve the following Officer Positions for 2025-2026. Jennifer Bream seconded the motion. Motion passed unanimously.
 - President: Jennifer Bream
 - Secretary: Alysha Hiller
 - Treasurer: Marcel Baynes
 - Member: Harold Dorsey
 - Chair/Member: John Larkin II

APPROVAL OF NOVEMBER 19, 2025 MEETING MINUTES

- Harold Dorsey made a motion to approve the November 19, 2025 meeting minutes. Jennifer Bream seconded the motion. Motion passed unanimously.

FINANCIALS

- Management presented the October 2025 financials, to include the Balance Sheet and Income Statement:
 - Total Checking/Savings \$408,049.94
 - Total Mandatory Assessments collected as of 10/31/25: \$261,817.25
 - Reserve Expenditures YTD: \$33,462.50, not including \$13,992.50 for the locker room refurbishing balance to be paid in December 2025

HOMEOWNERS FORUM

- None

OLD BUSINESS

- None

NEW BUSINESS

- 2026 Pool Contract Proposals were reviewed/discussed. Jennifer Bream made a motion to approve a 3.75% increase from 2025 (\$94,538.73) for The St. James for 2026 pool management for \$98,083.93. Harold Dorsey seconded the motion. Motion passed unanimously.
- Pool leak update: The valve at the bottom of the pool is broken and needs to be replaced, however, the pool will need to be drained/refilled.
- Tennis Court Proposal: Board has several revisions to the current proposal. Management to have updated proposal for January meeting.
- Line Dancing contract update: They would like every Wednesday except when there is the monthly Board Meeting and move from the 1st Friday of every month to the 2nd Friday of every month. Jennifer Bream made a motion to approve the update. Marcel Baynes seconded the motion. Motion passed unanimously.

TIME AND PLACE OF NEXT MEETINGS

- LOCATION: Southlake Rec Association Clubhouse, 5070 Higgins Drive, Montclair, VA 22025, With Zoom Option
 - January 28, 2026 @ 7:30pm

ADJOURNMENT

Board Member Jennifer Bream made a motion for adjournment at 9:15 p.m. Harold 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 FEBRUARY 4, 2026 BOARD OF DIRECTORS MEETING.