

SOUTHLAKE RECREATION ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 4, 2026
(ORIGINALLY SCHEDULED FOR JANUARY 28, 2026)

CALL TO ORDER/DECLARATION OF QUORUM

- John Larkin II called the meeting to order at 7:30pm. The meeting was hosted on Zoom.
- Board Member Jennifer Bream declared a quorum - 3 board members present at time of declaring quorum.
- Board Members in attendance: Harold Dorsey, Jennifer Bream, John Larkin II
- Homeowners/Guests in attendance: Luis Caverio (Montclair FC Soccer Club), Jeff Zingo (Resurface, Inc.)
- Management in attendance: Dan Cullinane

APPROVAL OF DECEMBER 10, 2025 MEETING MINUTES

- Harold Dorsey made a motion to approve the December 10, 2025 meeting minutes. Jennifer Bream seconded the motion. Motion passed unanimously.

HOMEOWNERS FORUM

- Luis Caverio (Montclair FC Soccer Club) wanted to know why his outdoor rental for Montclair FC Soccer Club was denied (board voted to deny request at the July 9, 2024 and July 16, 2025 Board Meetings). Board cited their concerns regarding frequency and timing of usage.

OLD BUSINESS

- Tennis Court Proposals: Jeff Zingo of Resurface, Inc. was present to discuss the proposals. There was discussion regarding: converting tennis courts to pickleball courts resulting in a layout that would include one dedicated tennis court and three dedicated pickleball courts for a total of four courts; fence repair options that would include cosmetic improvements (adding PVC sleeves and new top rails); resurfacing the tennis courts. Board ultimately agreed to table any decision until the February board meeting so review of the 2025 year end financials, reserve study, and recent audit could be presented/discussed.
- Management informed the Board that the Minut noise sensor equipment has arrived and will be installed inside the clubhouse, with notifications sent to Jennifer Bream and Management, and a trial period starting the weekend of 2/14/26 to establish baseline sound levels.

EXECUTIVE SESSION

- Jennifer Bream made a motion to go into Executive Session at 8:14pm. Harold Dorsey seconded the motion. Motion passed unanimously.
- Jennifer Bream made a motion to come out of Executive Session at 8:21pm. Harold Dorsey seconded the motion. Motion passed unanimously.

NEW BUSINESS

- Clubhouse Rental (1/17/26) refund request: John Larkin II made a motion to approve the refund request (\$420.00 (rental fee and cleaning fee) and \$100 (security deposit), totalling \$520.00. Harold Dorsey seconded the motion. Motion passed unanimously.
- Harold Dorsey made a motion to approve an Outdoor Rental Request: Montclair Grassroots Soccer, William Lanza Jr., Spring Youth Soccer (Thursdays - 5:30PM - 7:30PM: March 26, April 2, 9, 16, 23, 30, May 7, 14, 21, 28 and Saturdays - 10:00AM - 2:00PM: April 11, 18, 25, May 2, 9, 16, 23). Jennifer Bream 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
 - February 25, 2026 @ 7:30pm

ADJOURNMENT

Board Member John Larkin II made a motion for adjournment at 8:40 p.m. Jennifer Bream 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 25, 2026 BOARD OF DIRECTORS MEETING.