

SOUTHLAKE RECREATION ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 22, 2026

CALL TO ORDER/DECLARATION OF QUORUM

- Harold Dorsey called the meeting to order at 7:32pm. The meeting was held at the Southlake Recreation clubhouse and also hosted on Zoom.
- Board Member Harold Dorsey declared a quorum - 3 board members present at time of declaring quorum: Harold Dorsey, Alysha Hiller, Marcel Baynes, Jennifer Bream (arrived at 8:00pm on Zoom)
- Homeowners/Guests in attendance: William Lanza
- Management in attendance: Dan Cullinane

APPROVAL OF MARCH 25, 2026 MEETING MINUTES

- Alysha Hiller made a motion to approve the March 25, 2026 meeting minutes. Marcel Baynes seconded the motion. Motion passed unanimously.

FINANCIALS

- Management presented the March 2026 financials, to include the Balance Sheet and Income Statement:
 - Total Checking/Savings \$481,816.57
 - Total Mandatory Assessments collected as of 3/31/26: \$180,390.11
 - Total Seasonal Memberships sold as of 3/31/26: \$7475.00

HOMEOWNERS FORUM

- William Lanza discussed his outdoor rental request for youth soccer in the Fall and installing a kickball wall as a memorial to his father, which the Board agreed to review once a formal proposal is submitted.

OLD BUSINESS

- Outdoor rental requests for Fall 2026 from Montclair FC and William Lanza (youth soccer) were discussed: Alysha Hiller made a motion to approve William Lanza's (youth soccer) outdoor rental request. Marcel Baynes seconded the motion. Motion passed unanimously. The Board did not approve Montclair FC's outdoor rental request.
- Outdoor rental/Clubhouse rental request for 7/17/26 was discussed: The rental includes the clubhouse and softball field. Alysha Hiller made a motion to approve the outdoor rental/clubhouse request for 7/17/26. Marcel Baynes seconded the motion. Motion passed unanimously.
- MPOA Clubhouse rentals for 2026-2027 (previously discussed/approved by board in August 2025): The Board agreed to move forward with the rental requests for 10 rentals (scheduled for 2026-2027), for a total of \$2080.00.

NEW BUSINESS

- World Cleaning & Restoration, 4/7/26 proposal to scrape, sand and paint light poles, \$225.00 per light pole, \$300.00 for cost of materials: Alysha Hiller made a motion to approve World Cleaning & Restoration, 4/7/26 proposal to scrape, sand and paint light poles, \$225.00 per light pole, \$300.00 for cost of materials. Marcel Baynes seconded the motion. Motion passed unanimously.
- World Cleaning & Restoration, 4/20/26 proposal to replace damaged/fallen light pole, total: \$3795.00: Marcel Baynes made a motion to approve World Cleaning & Restoration, 4/20/26 proposal to replace damaged/fallen light pole, total: \$3795.00. Jennifer Bream seconded the motion. Motion passed unanimously.
- Resurface Inc., Change Order#1, dated 4/25/26, RE: Job25-0487, Provide and install an additional 80 tons of base aggregate to achieve proper grade, \$3,200.00, approved by Jennifer Bream was read into the minutes, with no objection from the Board.
- April 12, 2026 clubhouse rental to be notified of a noise complaint (too loud).

TIME AND PLACE OF NEXT MEETINGS

- LOCATION: Southlake Rec Association Clubhouse, 5070 Higgins Drive, Montclair, VA 22025, With Zoom Option
 - May 20, 2026 @ 7:30pm

ADJOURNMENT

Board Member Alysha Hiller made a motion for adjournment at 8:24 p.m. Marcel Baynes seconded the motion. Motion passed unanimously.

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

APPROVED BY MAJORITY VOTE (3-YES, 1 ABSTAINED) BY THE BOARD OF DIRECTORS AT THE MAY 20, 2026 BOARD OF DIRECTORS MEETING.