

**SOUTHLAKE COVE TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
May 6, 2026**

CALL TO ORDER/DECLARATION OF QUORUM

- The meeting was called to order by Board Member John McCann at 7:05 pm. The meeting was hosted on Zoom in accordance with POLICY RESOLUTION NO. 2025-07-01, Electronic Meeting Resolution.
- Board Member John McCann declared a quorum with four board members in attendance.
- Board Members in attendance: John McCann, Felicia Stephenson, Tyler Nealey, Don Collins II
- Homeowners in attendance: Heather Christafore Jr, Tim Trammell, Kindria Owens, Heather Reilly, Amy Walnetski.
- Management in attendance: Dan Cullinane

APPROVAL OF MARCH 4, 2026 MEETING MINUTES

- John McCann made a motion to approve the March 4, 2026 Board of Directors Meeting Minutes. Felicia Stephenson seconded the motion. Motion passed unanimously.

HOMEOWNERS FORUM

Discussion regarding the following took place:

- Management presented email concerns regarding trash cans and parking.
- Homeowners discussed their decorative garden fencing and holiday decorations; Board determined the trellis constituted a fence, which is not permitted in the front yard and violated regulations about decorative objects being limited to 30 days before and after holidays. Board agreed to deny request and provide homeowner with specific guidelines they need to follow.
- Homeowner discussed issues with bringing trash can around the rear of home and asked for clarification on private property vs Association property; Management to assess property lines and egress/egress issues behind Port Washington Court with John McCann and Felicia Stephenson on Tuesday, 5/12/26 at 12:30pm.
- Visitor parking on Beachland Way being used by disabled resident - board/management to look into cost to switch (repaint) visitor spot with one of the resident's assigned space.
- MPOA trash enforcement: MPOA suspended enforcement, Board would like Management to reach out to MPOA to set up a Zoom meeting with their General Manager for resolution.
- Commercial vehicle parking: Resident requested to park their commercial vehicle in parking space. Board denied request, and requested management to increase enforcement/inspections, focusing on expired vehicle registrations and improper use of visitor spots.

MANAGER'S AND TREASURER'S REPORT

- Apr 2026 Financials will be emailed to the board.

OLD BUSINESS

- CJ's Lawn and Tree Service LLC, Estimate 735, Tree trimming proposal, \$4740.00 was reviewed/discussed. John McCann made a motion to approve CJ's Lawn and Tree Service LLC, Estimate 735, Tree trimming proposal, \$4740.00. Don Collins II seconded the motion. Motion passed unanimously. Add recently fallen tree behind Winding Creek/Port Washington.
- Columbia Gas Easement update: After initial offers by Columbia Gas of \$29,000 and \$40,000, Columbia Gas countered at \$83,171.00 following a Board approved appraisal that cost \$1250.00 to obtain from Christian P. Kaila & Associates. John McCann made a motion to counter-offer with \$83,171.00 plus attorney fees and \$2000.00 per tree removed. Felicia Stephenson seconded the motion. Motion passed unanimously.

NEW BUSINESS

- Deteriorating common area trash cans (from the underside): Evergreen Cleaning Services proposes to lay 1" layer of pea gravel under the cans to minimize contact between soil and metal can, \$18.00/can, 21 cans, Total: \$378.00. John McCann made a motion to approve Evergreen Cleaning Services proposal to lay 1" layer of pea gravel under the cans to minimize contact between soil and metal can, \$18.00/can, 21 cans, Total: \$378.00. Felicia Stephenson seconded the motion. Motion passed unanimously.
- Management to email membership: Your Association Dues cover trash service. Please do not utilize common area trash receptacles as your personal trash can.
- Board directed Management to purchase 6 parking violation sticker booklets.

TIME, PLACE, AND LOCATION OF NEXT MEETING

- August 19, 2026 @ 7pm, Zoom (Budget Review)
- November 4, 2026 @ 7pm, Zoom (Annual Meeting with Board meeting immediately following)

ADJOURNMENT Board Member John McCann made a motion for adjournment at 8:52 p.m. Felicia Stephenson seconded the motion. Motion passed unanimously.

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

APPROVED BY THE BOARD OF DIRECTORS AT THE AUGUST 19, 2026 BOARD OF DIRECTORS MEETING.